

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2006 Assessment Roll

**Area Name / Number:** Covington / 56

**Previous Physical Inspection:** 2005

**Improved Sales:**

Number of Sales: 1771

Range of Sale Dates: 1/2003 - 12/2005

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2005 Value</b>	\$76,000	\$163,900	\$239,900	\$255,600	93.9%	10.92%
<b>2006 Value</b>	\$80,100	\$172,500	\$252,600	\$255,600	98.8%	10.85%
<b>Change</b>	+\$4,100	+\$8,600	+\$12,700		+4.9%	-0.07%
<b>% Change</b>	+5.4%	+5.2%	+5.3%		+5.2%	-0.64%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.07% and -0.64% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2005 Value</b>	\$78,300	\$161,900	\$240,200
<b>2006 Value</b>	\$82,500	\$170,700	\$253,200
<b>Percent Change</b>	+5.4%	+5.4%	+5.4%

Number of one to three unit residences in the Population: 6172

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes grade 9 and above had a low average ratio (assessed value/sale price) and will be adjusted upward more than others in the population. Homes in the plat of Lakeside Park (Major 414245), were at a higher average ratio and will be adjusted upward less than others. Homes in the plat of Tim Hill (Major 864780), were also at a higher average ratio and will be adjusted downward. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

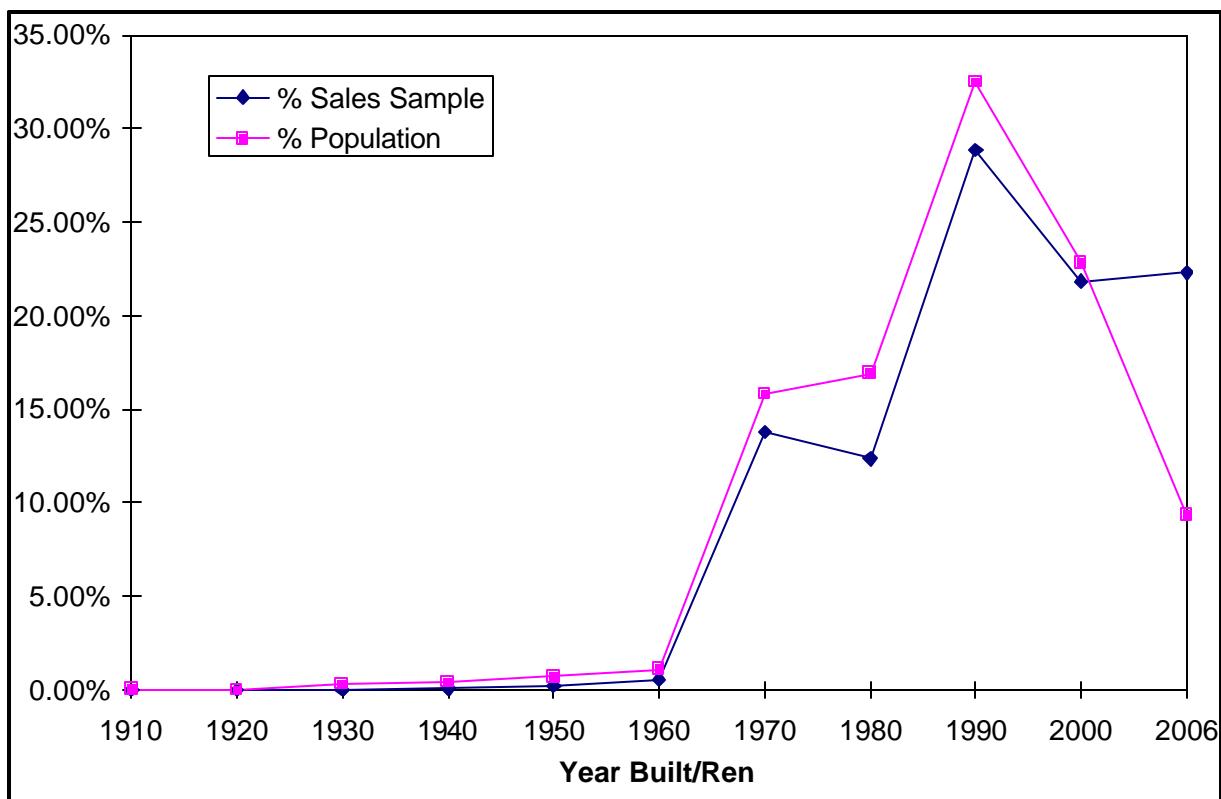
## **Sales Sample Representation of Population - Year Built / Renovated**

### **Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	1	0.06%
1950	4	0.23%
1960	10	0.56%
1970	244	13.78%
1980	219	12.37%
1990	511	28.85%
2000	387	21.85%
2006	395	22.30%
	1771	

### **Population**

Year Built/Ren	Frequency	% Population
1910	2	0.03%
1920	1	0.02%
1930	19	0.31%
1940	26	0.42%
1950	44	0.71%
1960	68	1.10%
1970	977	15.83%
1980	1044	16.92%
1990	2006	32.50%
2000	1409	22.83%
2006	576	9.33%
	6172	

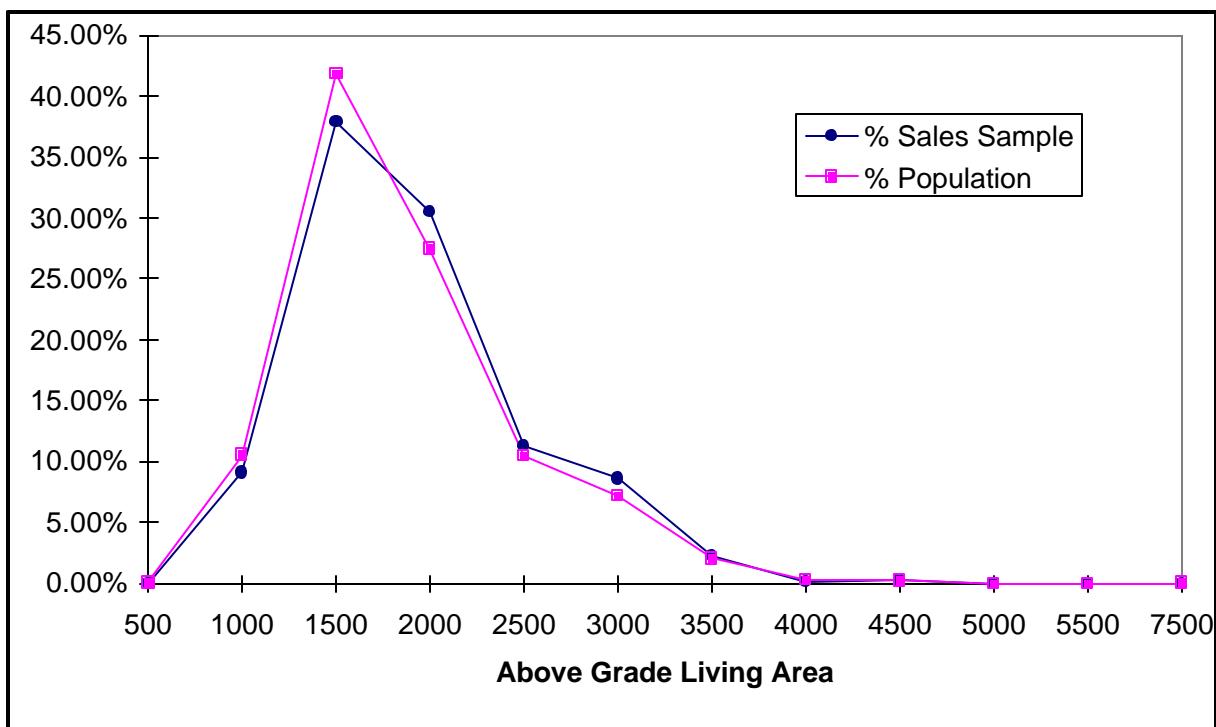


Sales of new homes built in the last six years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

## **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	161	9.09%
1500	671	37.89%
2000	540	30.49%
2500	200	11.29%
3000	152	8.58%
3500	41	2.32%
4000	2	0.11%
4500	4	0.23%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
		1771

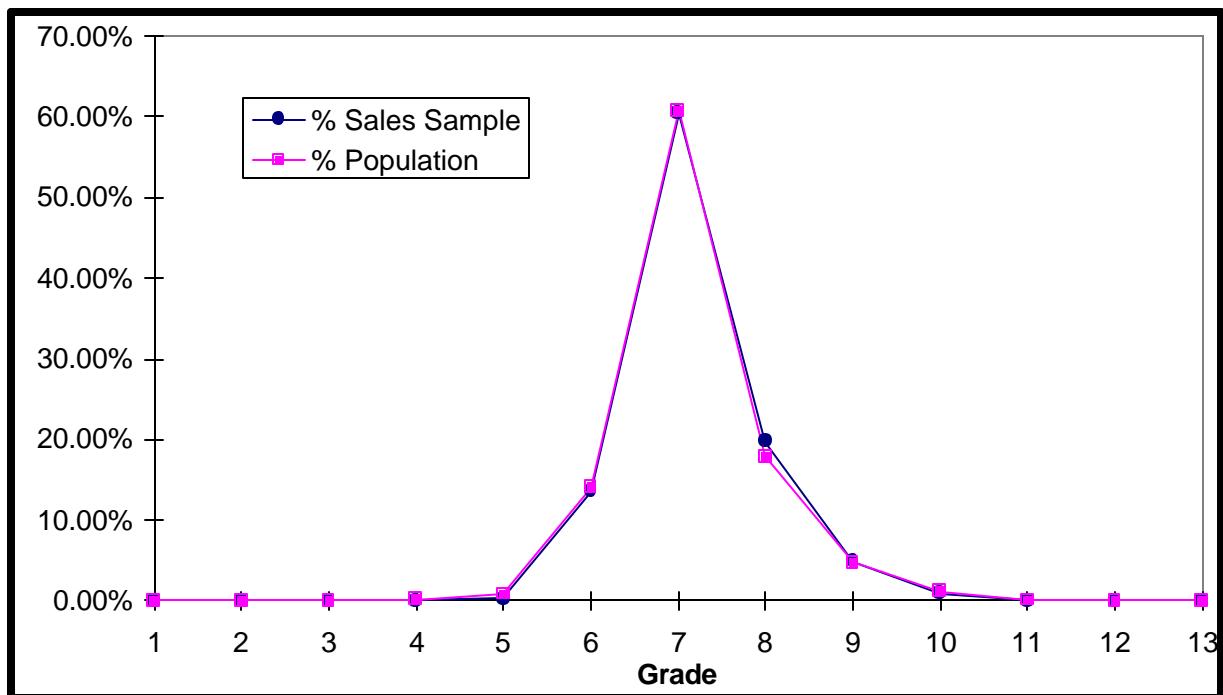
<b>Population</b>		
AGLA	Frequency	% Population
500	4	0.06%
1000	649	10.52%
1500	2578	41.77%
2000	1692	27.41%
2500	644	10.43%
3000	445	7.21%
3500	127	2.06%
4000	17	0.28%
4500	15	0.24%
5000	0	0.00%
5500	0	0.00%
7500	1	0.02%
		6172



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

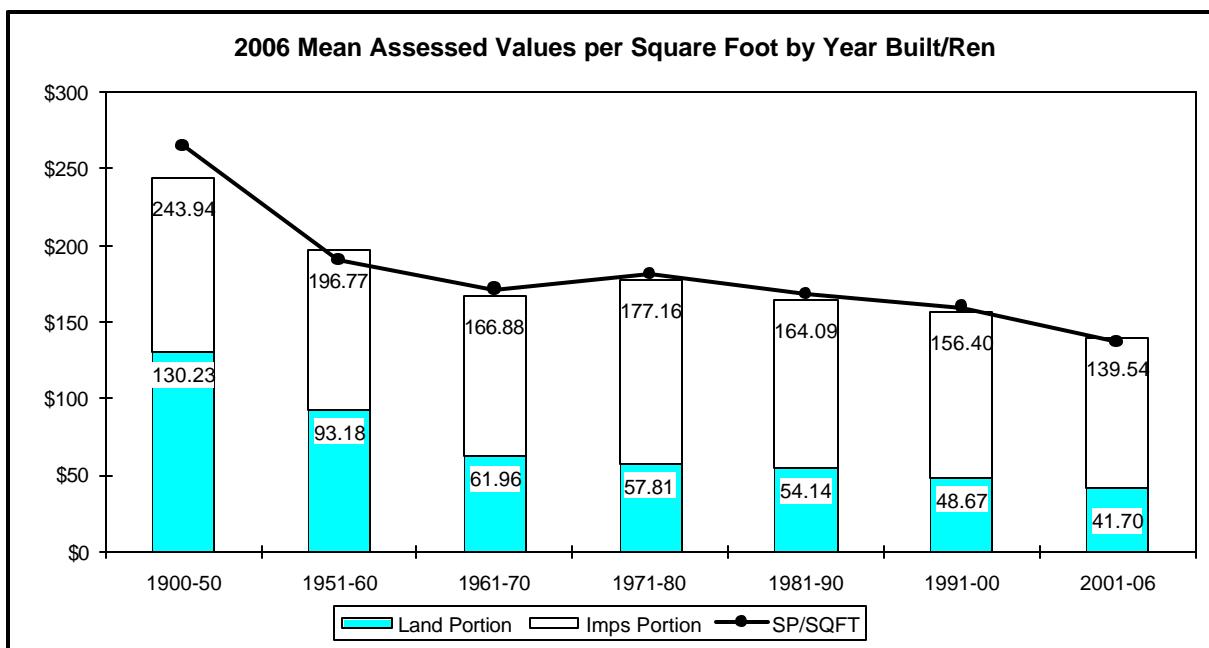
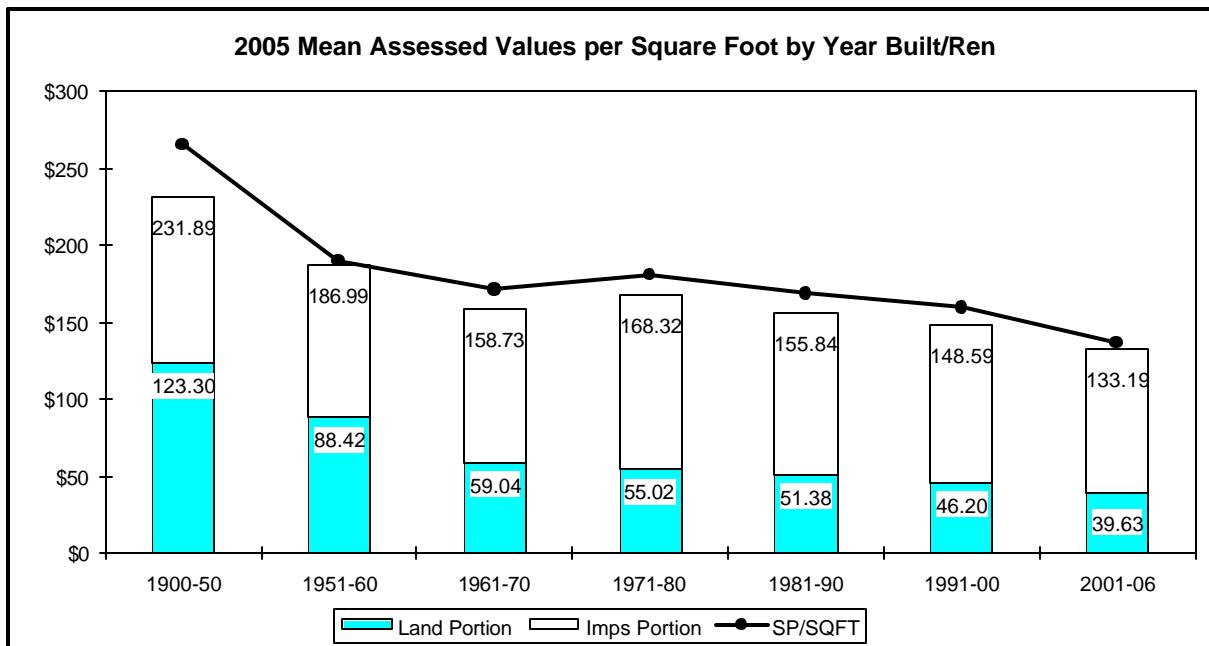
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	15	0.24%
5	5	0.28%	5	55	0.89%
6	241	13.61%	6	870	14.10%
7	1071	60.47%	7	3749	60.74%
8	351	19.82%	8	1103	17.87%
9	87	4.91%	9	295	4.78%
10	16	0.90%	10	75	1.22%
11	0	0.00%	11	9	0.15%
12	0	0.00%	12	1	0.02%
13	0	0.00%	13	0	0.00%
1771			6172		



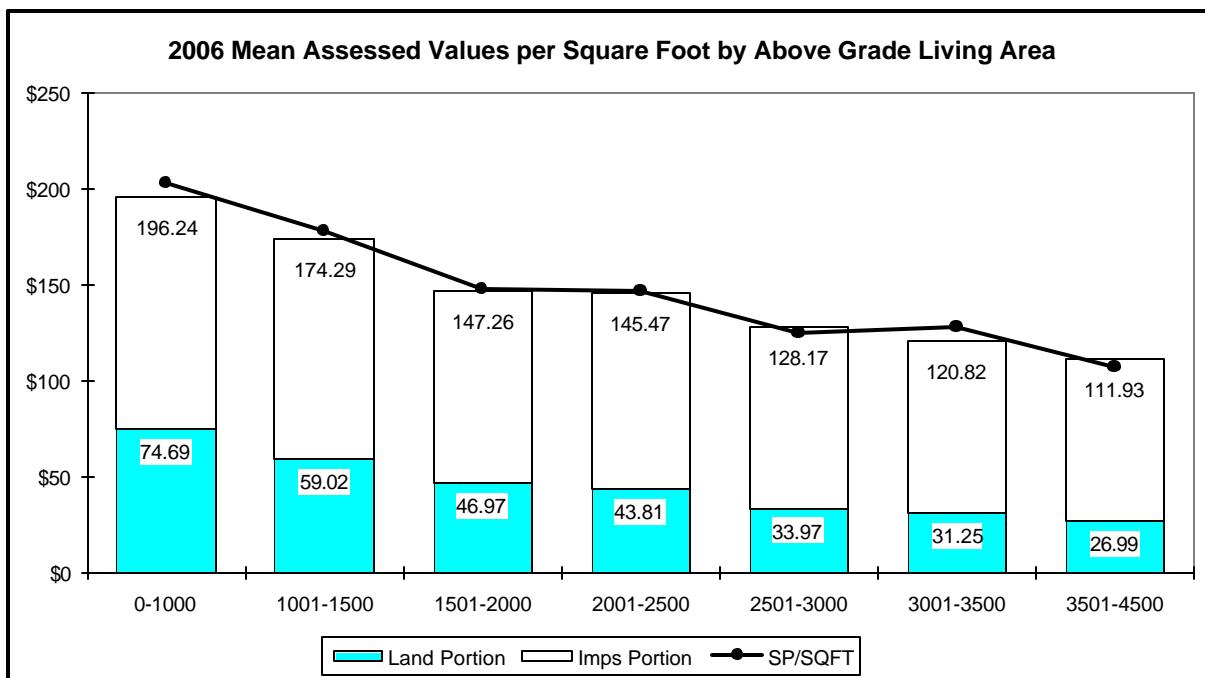
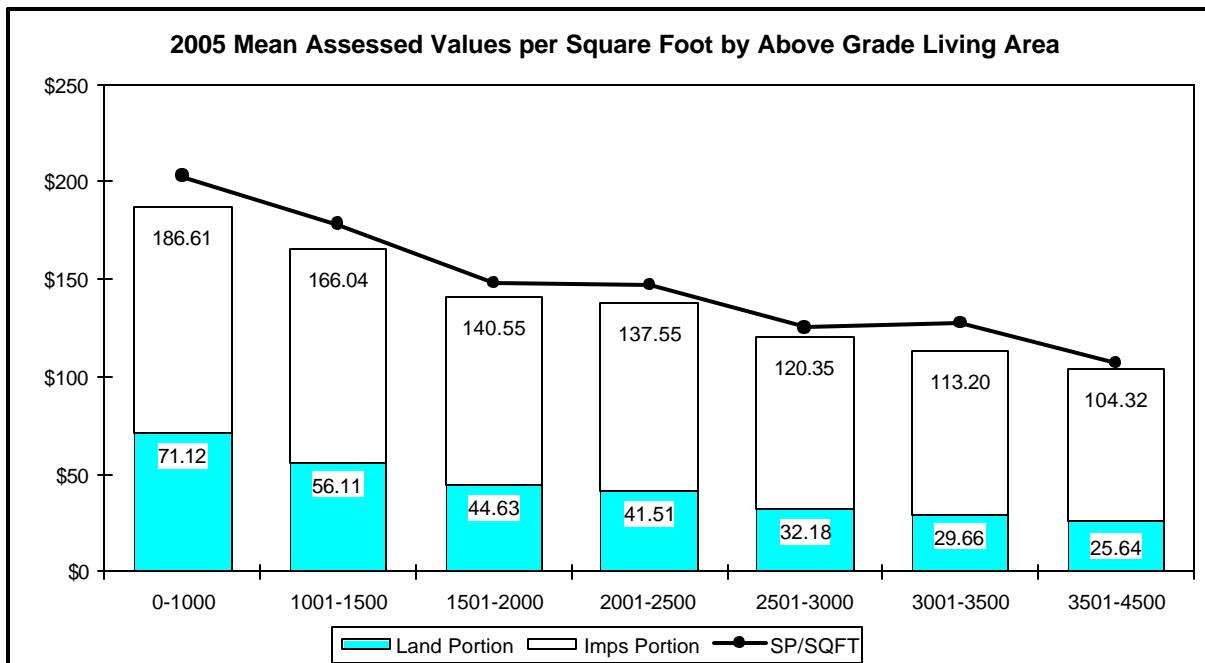
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values  
By Year Built / Renovated**



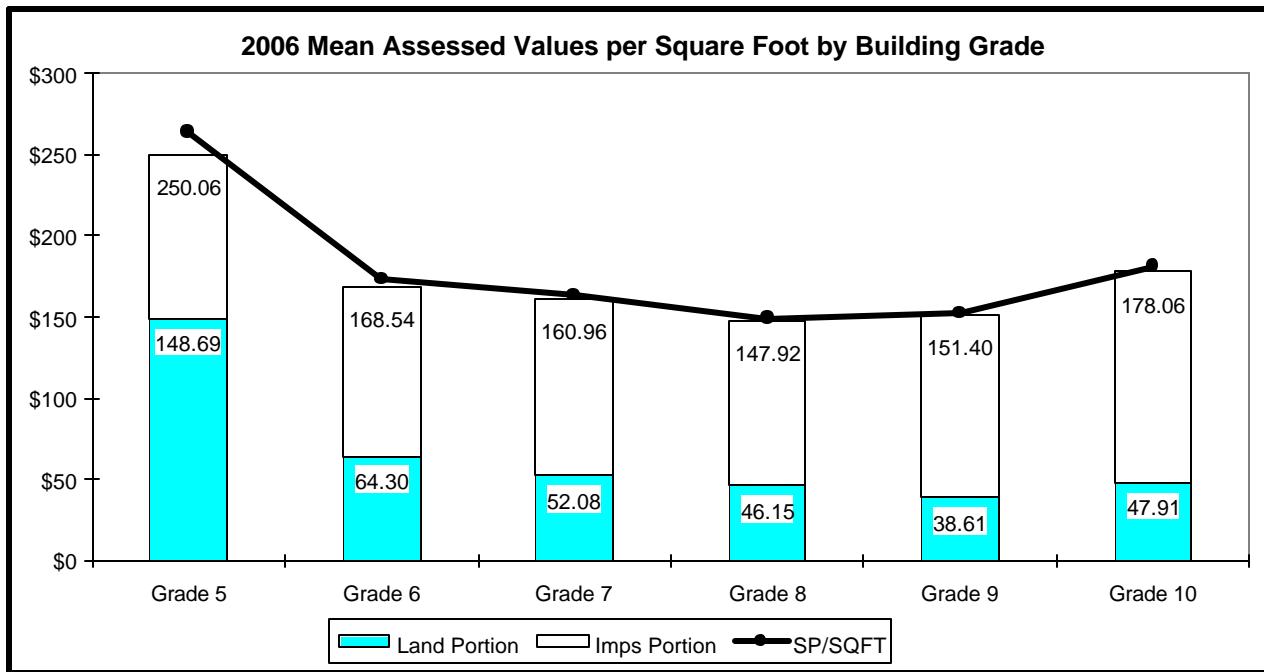
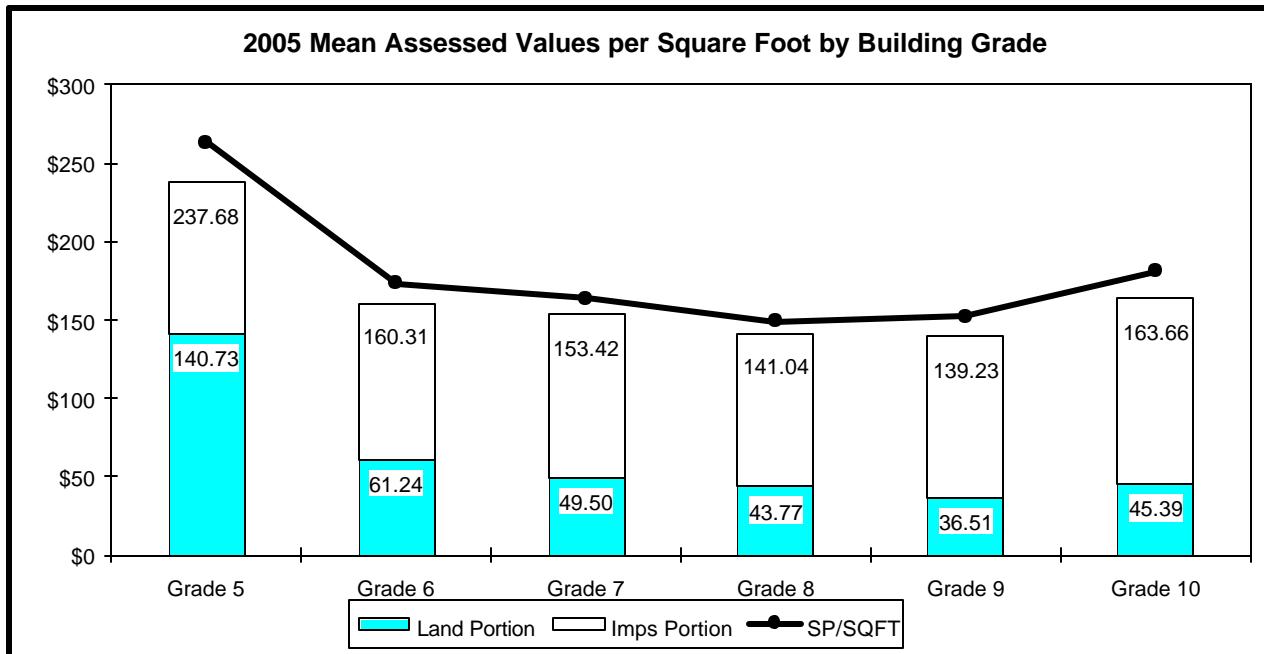
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values  
By Above Grade Living Area**

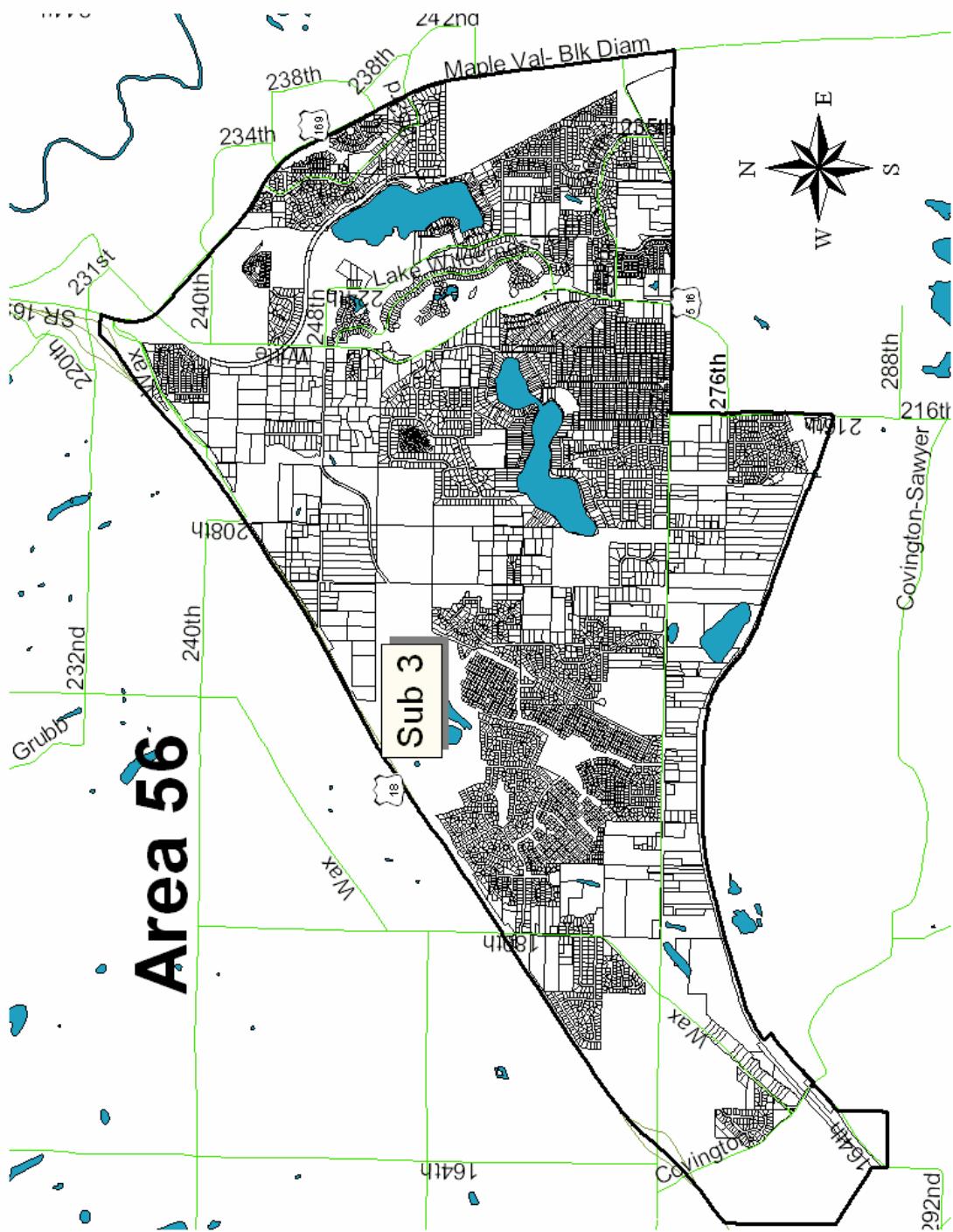


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values  
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



# **Annual Update Process**

## **Data Utilized**

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## **Sales Screening for Improved Parcel Analysis**

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## **Land update**

Based on the 14 usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 5.4% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

$$2006 \text{ Land Value} = 2005 \text{ Land Value} \times 1.06, \text{ with the result rounded down to the next \$1,000.}$$

## **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 1771 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (*continued*)**

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes grade 9 and above had a low average ratio (assessed value/sale price) and will be adjusted upward more than others in the population. Homes in the plat of Lakeside Park (Major 414245), were at a higher average ratio and will be adjusted upward less than others. Homes in the plat of Tim Hill (Major 864780), were also at a higher average ratio and will be adjusted downward. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

$$\begin{aligned} \text{2006 Total Value} &= 2005 \text{ Total Value} / .9487495 + .03463349 * \text{Major 414245} + .1343054 * \text{Major 864780} \\ &- .02397337 * \text{HighGrade} \end{aligned}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2006 Improvements Value} = \text{2006 Total Value} \text{ minus } \text{2006 Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, apply the total value formula based on characteristics of the principal improvement.
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2006 Land Value + Previous Improvement Value \* 1.052).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### **Mobile Home Update**

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$\text{2006 Total Value} = \text{2006 Land Value} + \text{Previous Improvement Value} * 1.052, \text{ with results rounded down to the next } \$1,000$$

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 56 Annual Update Model Adjustments

**2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

5.40%

<b>Major 414245</b>	<b>Yes</b>
Lakeside Park	
% Adjustment	-3.71%
<b>Major 864780</b>	<b>Yes</b>
Tim Hill	
% Adjustment	-13.07%
<b>High Grade (Grade&gt;8)</b>	<b>Yes</b>
% Adjustment	2.73%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 9 home would *approximately* receive a 8.13% upward adjustment (5.4% + 2.73%).

For instance, a home in Major 864780 would *approximately* receive a 7.67% downward adjustment (5.4% - 13.07%).

Generally higher grade parcels were at a lower assessment level than lower grade parcels. This model corrects for these strata differences.

92% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 56 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
414245	Lakeside Park	71*	69	100%	NE-21-22-6	3	7	2003 thru 2004	Hwy 169 & SE 240 <sup>th</sup> Street
864780	Tim Hill	8	21	38%	SW-29-22-6	3	8	1990 thru 1995	Kent Kangley Road & 200 <sup>th</sup> Avenue SE

\*There were some double sales in this subdivision.

## Area 56 Annual Update

### Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .988.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
5	5	0.924	0.972	5.2%	0.800	1.145
6	241	0.926	0.973	5.1%	0.959	0.987
7	1071	0.942	0.988	4.9%	0.982	0.995
8	351	0.946	0.992	4.9%	0.982	1.003
9	87	0.913	0.993	8.7%	0.968	1.019
10	16	0.899	0.978	8.8%	0.908	1.048
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1931-1960	15	0.947	0.996	5.2%	0.928	1.064
1961-1970	244	0.928	0.975	5.1%	0.961	0.990
1971-1980	219	0.935	0.985	5.4%	0.968	1.002
1981-1990	511	0.923	0.974	5.4%	0.964	0.983
1991-2000	387	0.927	0.977	5.3%	0.966	0.988
>2000	395	0.973	1.022	5.1%	1.015	1.030
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Average	1452	0.941	0.991	5.3%	0.985	0.996
Good	292	0.928	0.977	5.3%	0.964	0.989
Very Good	27	0.916	0.964	5.2%	0.922	1.006
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	900	0.931	0.979	5.2%	0.971	0.986
1.5	16	0.892	0.938	5.2%	0.850	1.026
2	855	0.946	0.997	5.4%	0.990	1.003
Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<1001	161	0.919	0.967	5.1%	0.949	0.984
1001-1500	671	0.932	0.978	4.9%	0.969	0.986
1501-2000	540	0.950	0.995	4.8%	0.987	1.004
2001-2500	200	0.934	0.988	5.8%	0.972	1.004
2501-3500	193	0.943	1.004	6.5%	0.991	1.018
3501-5000	6	0.946	1.008	6.6%	0.859	1.157

## Area 56 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .988.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

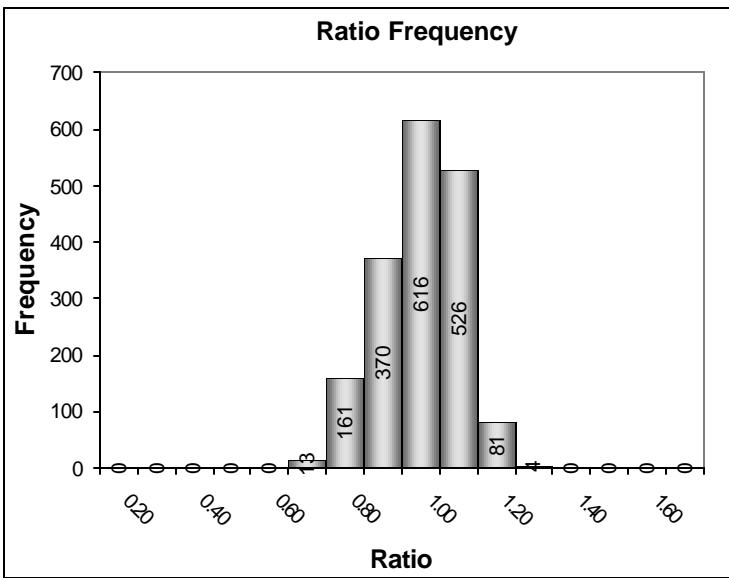
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1736	0.938	0.988	5.3%	0.983	0.993
Y	35	0.953	1.013	6.3%	0.983	1.043
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1755	0.938	0.988	5.3%	0.983	0.993
Y	16	0.961	1.022	6.3%	0.970	1.073
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
3	1771	0.939	0.988	5.3%	0.983	0.993
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<5001	196	0.954	0.992	3.9%	0.979	1.004
05001-08000	857	0.942	0.991	5.2%	0.984	0.998
08001-12000	491	0.941	0.990	5.3%	0.981	1.000
12001-16000	128	0.912	0.970	6.4%	0.950	0.990
16001-43559	68	0.914	0.979	7.1%	0.947	1.011
1AC-10AC	31	0.935	0.984	5.2%	0.930	1.038
Major 414245 Lakeside Park	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1700	0.937	0.988	5.4%	0.983	0.993
Y	71	0.981	0.996	1.5%	0.987	1.005
Major 864780 Tim Hill	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1763	0.938	0.988	5.3%	0.983	0.993
Y	8	1.077	0.992	-7.9%	0.917	1.068

# Annual Update Ratio Study Report (Before)

## 2005 Assessments

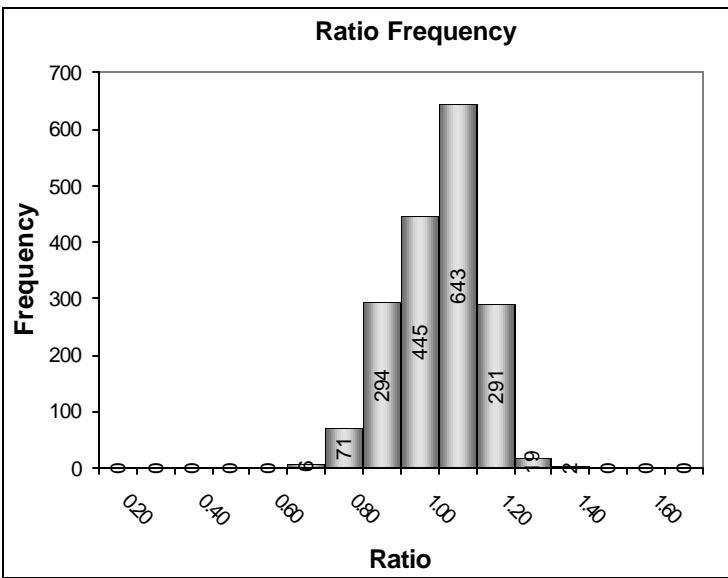
<b>District/Team:</b> SE / Team - 3	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 6/28/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> <b>Area 56</b>	<b>Appr ID:</b> CLIE	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	1771		
<b>Mean Assessed Value</b>	239,900		
<b>Mean Sales Price</b>	255,600		
<b>Standard Deviation AV</b>	63,508		
<b>Standard Deviation SP</b>	74,099		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.949		
<b>Median Ratio</b>	0.964		
<b>Weighted Mean Ratio</b>	0.939		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.620		
<b>Highest ratio:</b>	1.288		
<b>Coefficient of Dispersion</b>	8.71%		
<b>Standard Deviation</b>	0.104		
<b>Coefficient of Variation</b>	10.92%		
<b>Price Related Differential (PRD)</b>	1.011		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.958		
<i>Upper limit</i>	0.973		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.945		
<i>Upper limit</i>	0.954		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	6172		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.104		
<b>Recommended minimum:</b>	17		
<b>Actual sample size:</b>	1771		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	788		
# ratios above mean:	983		
Z:	4.634		
<b>Conclusion:</b>	Non-normal		



# Annual Update Ratio Study Report (After)

## 2006 Assessments

<b>District/Team:</b> SE / Team - 3	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 6/28/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> <b>Area 56</b>	<b>Appr ID:</b> CLIE	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 1771			
<i>Mean Assessed Value</i>	252,600		
<i>Mean Sales Price</i>	255,600		
<i>Standard Deviation AV</i>	68,607		
<i>Standard Deviation SP</i>	74,099		
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i>	0.998		
<i>Median Ratio</i>	1.011		
<i>Weighted Mean Ratio</i>	0.988		
<b>UNIFORMITY</b>			
<i>Lowest ratio</i>	0.653		
<i>Highest ratio:</i>	1.358		
<i>Coefficient of Dispersion</i>	8.70%		
<i>Standard Deviation</i>	0.108		
<i>Coefficient of Variation</i>	10.85%		
<i>Price Related Differential (PRD)</i>	1.010		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	1.004		
<i>Upper limit</i>	1.017		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.993		
<i>Upper limit</i>	1.003		
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i>	6172		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.108		
<b>Recommended minimum:</b>	19		
<i>Actual sample size:</i>	1771		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	799		
# ratios above mean:	972		
Z:	4.111		
<b>Conclusion:</b>	Non-normal		



### COMMENTS:

1 to 3 Unit Residences throughout area 56

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	412700	0625	6/24/04	\$255,000	620	0	5	1950	4	10989	Y	Y	22844 SE LAKE WILDERNESS DR S
003	212206	9081	4/28/03	\$145,000	670	0	5	1965	4	15225	N	N	25055 WITTE RD SE
003	212206	9022	2/13/03	\$355,000	940	0	5	1939	4	217800	N	N	24307 215TH AV SE
003	292206	9071	4/20/05	\$192,000	1260	0	5	1955	4	11741	N	N	19848 SE 272ND ST
003	202206	9114	8/28/03	\$215,000	1360	0	5	1955	3	136342	N	N	24847 208TH AV SE
003	154580	2470	5/14/03	\$141,000	620	0	6	1957	4	7875	N	N	21631 SE 271ST PL
003	865140	2790	11/24/04	\$168,000	770	0	6	1969	4	5063	N	N	26638 190TH AV SE
003	865140	2910	8/6/03	\$155,450	770	0	6	1969	4	5200	N	N	19023 SE 266TH ST
003	865141	1360	5/11/04	\$143,000	770	0	6	1970	3	5070	N	N	26124 195TH PL SE
003	154580	5140	9/3/03	\$155,000	770	0	6	1960	4	7500	N	N	26562 221ST PL SE
003	865141	0990	4/11/03	\$135,000	770	0	6	1969	4	5200	N	N	19456 SE 261ST ST
003	865140	1970	5/27/03	\$132,000	770	0	6	1968	3	6432	N	N	18852 SE 269TH ST
003	865140	0670	12/2/05	\$235,000	840	0	6	1969	4	5200	N	N	19232 SE 269TH ST
003	865143	0070	12/14/05	\$201,950	840	0	6	1969	3	5200	N	N	19656 SE 259TH ST
003	865140	0510	12/30/05	\$191,000	840	0	6	1969	3	5200	N	N	19235 SE 268TH ST
003	865140	0860	9/28/05	\$195,900	840	0	6	1968	5	5200	N	N	19435 SE 267TH ST
003	865140	1210	11/14/05	\$191,000	840	0	6	1968	5	4550	N	N	19422 SE 266TH ST
003	865140	0730	8/1/05	\$187,000	840	0	6	1969	4	5525	N	N	19212 SE 269TH ST
003	865140	0410	11/9/05	\$186,500	840	0	6	1969	4	5330	N	N	19216 SE 268TH ST
003	865140	0370	8/22/05	\$187,500	840	0	6	1969	4	5200	N	N	19230 SE 268TH ST
003	865140	1300	10/21/05	\$178,950	840	0	6	1968	3	5330	N	N	19429 SE 266TH ST
003	865140	0200	6/24/05	\$180,000	840	0	6	1969	4	5200	N	N	26838 194TH AV SE
003	865141	0040	7/27/05	\$175,250	840	0	6	1969	3	4550	N	N	19407 SE 265TH ST
003	865140	0130	4/21/05	\$175,000	840	0	6	1969	4	5200	N	N	19247 SE 269TH ST
003	865143	0170	8/2/05	\$175,000	840	0	6	1969	3	4875	N	N	19634 SE 259TH ST
003	865140	1560	2/17/05	\$170,000	840	0	6	1969	3	5200	N	N	19430 SE 267TH ST
003	865143	0350	10/31/05	\$174,000	840	0	6	1969	4	5330	N	N	19607 SE 259TH ST
003	865143	0840	3/28/05	\$170,000	840	0	6	1969	4	5200	N	N	26009 196TH AV SE
003	865140	0490	2/22/05	\$164,950	840	0	6	1969	4	5200	N	N	19225 SE 268TH ST
003	865140	1490	10/17/04	\$159,500	840	0	6	1968	3	5200	N	N	19450 SE 267TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	865143	1010	9/21/04	\$163,800	840	0	6	1969	4	5200	N	N	19639 SE 260TH ST
003	865140	1350	12/8/04	\$159,950	840	0	6	1968	3	5330	N	N	19445 SE 266TH ST
003	865140	0050	4/4/05	\$155,000	840	0	6	1969	3	5200	N	N	19221 SE 269TH ST
003	865140	0200	10/30/03	\$160,650	840	0	6	1969	4	5200	N	N	26838 194TH AV SE
003	865143	0510	4/9/04	\$156,000	840	0	6	1969	4	5330	N	N	19663 SE 259TH ST
003	865143	1100	1/7/05	\$157,000	840	0	6	1969	4	5200	N	N	19659 SE 260TH ST
003	865140	1210	7/14/04	\$155,500	840	0	6	1968	5	4550	N	N	19422 SE 266TH ST
003	865140	1230	6/29/04	\$152,900	840	0	6	1968	3	4550	N	N	19414 SE 266TH ST
003	865140	0860	3/8/04	\$149,000	840	0	6	1968	5	5200	N	N	19435 SE 267TH ST
003	865140	0570	10/23/03	\$149,950	840	0	6	1969	3	5525	N	N	26805 194TH AV SE
003	865141	0090	6/23/04	\$151,500	840	0	6	1969	5	5265	N	N	19427 SE 265TH ST
003	865141	0520	6/5/03	\$140,000	840	0	6	1969	4	4550	N	N	19406 SE 264TH ST
003	865141	0090	1/28/03	\$137,700	840	0	6	1969	5	5265	N	N	19427 SE 265TH ST
003	865140	2050	12/28/05	\$214,950	860	0	6	1968	3	5330	N	N	18847 SE 269TH ST
003	865140	1630	10/25/05	\$199,950	860	0	6	1969	3	5280	N	N	26610 191ST PL SE
003	865140	1540	10/11/05	\$192,950	860	0	6	1969	3	5330	N	N	19434 SE 267TH ST
003	865140	2370	6/28/05	\$184,600	860	0	6	1969	3	5330	N	N	26730 191ST PL SE
003	865140	2050	6/23/05	\$181,000	860	0	6	1968	3	5330	N	N	18847 SE 269TH ST
003	252530	0510	3/8/05	\$219,450	860	470	6	1977	5	11340	N	N	23417 SE 267TH PL
003	865140	2330	4/20/05	\$179,325	860	0	6	1969	4	5265	N	N	26748 191ST PL SE
003	865141	0810	5/18/05	\$172,500	860	0	6	1969	3	5200	N	N	19714 SE 261ST ST
003	865140	2520	4/27/05	\$182,500	860	0	6	1969	4	5265	N	N	26717 191ST PL SE
003	865141	1300	7/19/04	\$169,950	860	0	6	1970	4	5395	N	N	26138 195TH PL SE
003	865141	1040	12/30/04	\$170,000	860	0	6	1969	3	4875	N	N	19469 SE 261ST ST
003	865141	0740	7/13/04	\$162,000	860	0	6	1969	3	5200	N	N	26110 197TH AV SE
003	865140	2190	6/25/04	\$163,000	860	0	6	1968	3	5850	N	N	19017 SE 269TH ST
003	865140	2390	11/4/04	\$160,000	860	0	6	1969	3	5720	N	N	26726 191ST PL SE
003	865141	1510	4/2/04	\$162,000	860	0	6	1970	4	6375	N	N	26109 197TH AV SE
003	865141	1180	3/22/04	\$161,650	860	0	6	1969	4	4550	N	N	26137 195TH PL SE
003	865141	1240	6/15/04	\$158,750	860	0	6	1969	4	5850	N	N	26153 195TH PL SE
003	865140	2120	1/20/04	\$155,000	860	0	6	1968	3	5200	N	N	18863 SE 269TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	865141	1290	9/29/05	\$160,000	860	0	6	1969	4	5428	N	N	26140 195TH PL SE
003	865141	1470	7/13/04	\$153,600	860	0	6	1970	4	5330	N	N	19517 SE 261ST ST
003	865141	1440	6/21/04	\$150,000	860	0	6	1970	4	5200	N	N	19505 SE 261ST ST
003	252530	0150	3/21/03	\$173,000	860	470	6	1977	3	10370	N	N	23402 SE 267TH ST
003	865141	0970	11/6/03	\$144,500	860	0	6	1969	3	5200	N	N	19468 SE 261ST ST
003	865143	0950	9/16/05	\$205,000	870	0	6	1969	3	5330	N	N	19623 SE 260TH ST
003	865143	1130	8/25/05	\$199,950	870	0	6	1969	3	6305	N	N	25720 198TH PL SE
003	865143	0190	3/24/05	\$180,000	870	0	6	1969	3	5200	N	N	19630 SE 259TH ST
003	865143	0660	3/17/05	\$169,500	870	0	6	1969	3	5330	N	N	19624 SE 260TH ST
003	865143	0280	6/17/05	\$175,000	870	0	6	1969	3	5200	N	N	19608 SE 259TH ST
003	865143	0560	10/7/04	\$163,500	870	0	6	1969	4	5330	N	N	19652 SE 260TH ST
003	865143	0570	6/21/04	\$158,000	870	0	6	1969	3	5330	N	N	19644 SE 260TH ST
003	865143	0670	7/29/03	\$157,500	870	0	6	1969	3	5330	N	N	19622 SE 260TH ST
003	865143	1030	5/12/04	\$160,000	870	0	6	1969	4	5330	N	N	19643 SE 260TH ST
003	865143	0940	9/4/03	\$155,000	870	0	6	1969	3	5330	N	N	19621 SE 260TH ST
003	865143	1110	2/20/03	\$148,500	870	0	6	1969	3	5829	N	N	25708 198TH PL SE
003	865143	0210	7/30/04	\$148,000	870	0	6	1969	3	5200	N	N	19626 SE 259TH ST
003	865143	0280	1/1/03	\$148,750	870	0	6	1969	3	5200	N	N	19608 SE 259TH ST
003	865143	0220	7/14/03	\$140,000	870	0	6	1969	3	5200	N	N	19622 SE 259TH ST
003	865143	1060	2/7/03	\$139,900	870	0	6	1969	3	5200	N	N	19651 SE 260TH ST
003	865143	0990	1/17/03	\$138,000	870	0	6	1969	3	5330	N	N	19633 SE 260TH ST
003	865143	0950	5/6/05	\$130,700	870	0	6	1969	3	5330	N	N	19623 SE 260TH ST
003	431170	0200	11/22/05	\$209,450	880	0	6	1970	4	11890	N	N	18026 SE 265TH PL
003	865141	0220	3/10/04	\$161,000	880	0	6	1969	4	5200	N	N	26417 195TH PL SE
003	415630	0090	4/1/03	\$155,000	880	0	6	1980	4	9603	N	N	21240 SE 271ST PL
003	865140	1340	4/26/04	\$167,000	890	0	6	1968	4	5200	N	N	19443 SE 266TH ST
003	865140	1580	6/8/04	\$160,295	890	0	6	1968	3	5200	N	N	19420 SE 267TH ST
003	865140	0770	10/20/04	\$150,000	890	0	6	1968	4	5395	N	N	19405 SE 267TH ST
003	865140	2500	7/26/04	\$159,000	910	0	6	1968	4	5785	N	N	26711 191ST PL SE
003	865141	0620	9/23/04	\$169,950	920	0	6	1969	3	5772	N	N	26202 195TH PL SE
003	865140	0210	6/14/04	\$164,697	920	0	6	1969	3	5200	N	N	26830 194TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	865140	0680	4/23/03	\$159,742	920	0	6	1969	3	5200	N	N	19230 SE 269TH ST
003	865140	0270	6/17/04	\$155,000	920	0	6	1969	3	5200	N	N	19256 SE 268TH ST
003	865140	1040	12/10/03	\$155,000	920	0	6	1968	4	4550	N	N	19466 SE 266TH ST
003	865140	1170	8/14/03	\$153,500	920	0	6	1968	4	4550	N	N	19430 SE 266TH ST
003	865141	0540	4/24/03	\$152,612	920	0	6	1969	4	4770	N	N	19402 SE 264TH ST
003	865140	0720	4/21/04	\$150,950	920	0	6	1969	4	5980	N	N	19214 SE 269TH ST
003	865140	0630	12/5/03	\$138,000	920	0	6	1969	3	5200	N	N	19240 SE 269TH ST
003	252530	0350	10/8/04	\$180,000	940	0	6	1978	4	9880	N	N	26511 235TH AV SE
003	252530	0590	6/22/04	\$177,850	940	0	6	1978	4	8670	N	N	26751 234TH AV SE
003	431170	0210	8/24/03	\$176,000	940	0	6	1970	4	15624	N	N	18022 SE 265TH PL
003	431170	0110	6/21/04	\$149,500	940	0	6	1970	3	13338	N	N	18020 SE 266TH PL
003	865141	0260	1/25/05	\$167,000	960	0	6	1969	5	4550	N	N	19422 SE 265TH ST
003	865141	1060	10/19/04	\$155,000	960	0	6	1969	4	4875	N	N	26111 195TH PL SE
003	076651	0110	6/4/03	\$170,000	960	0	6	1977	4	10125	N	N	18238 SE 262ND PL
003	865141	1160	12/2/05	\$233,200	980	0	6	1969	3	4875	N	N	26133 195TH PL SE
003	865144	1570	8/23/05	\$209,350	980	0	6	1970	3	5950	N	N	26502 186TH PL SE
003	865141	0750	11/30/05	\$190,500	980	0	6	1969	3	5200	N	N	26108 197TH AV SE
003	865140	2770	8/25/04	\$168,950	980	0	6	1969	4	6500	N	N	26642 190TH AV SE
003	865141	1520	5/12/04	\$166,300	980	0	6	1970	4	5200	N	N	26115 197TH AV SE
003	291661	0190	10/11/03	\$168,500	980	0	6	1983	3	8227	N	N	26201 200TH AV SE
003	865141	1200	10/7/03	\$154,950	980	0	6	1969	4	4550	N	N	26141 195TH PL SE
003	865140	1760	4/25/03	\$149,800	980	0	6	1968	3	5330	N	N	19008 SE 266TH ST
003	865140	2360	5/23/05	\$195,000	990	0	6	1969	3	5265	N	N	26742 191ST PL SE
003	865144	1500	10/14/05	\$195,500	1000	0	6	1977	3	4550	N	N	26503 186TH PL SE
003	865144	0570	11/29/04	\$192,700	1000	0	6	1977	4	5200	N	N	26508 187TH AV SE
003	865140	0940	4/22/04	\$150,000	1000	0	6	1968	4	4745	N	N	19457 SE 267TH ST
003	865141	1150	1/13/05	\$185,000	1010	0	6	1969	4	4875	N	N	26131 195TH PL SE
003	865140	2900	6/24/03	\$159,990	1010	0	6	1999	3	5200	N	N	19017 SE 266TH ST
003	865143	0470	11/11/05	\$212,000	1030	0	6	1969	4	5330	N	N	19645 SE 259TH ST
003	865143	0470	4/21/04	\$165,000	1030	0	6	1969	4	5330	N	N	19645 SE 259TH ST
003	252530	0130	3/17/05	\$210,000	1040	0	6	1977	5	12430	N	N	23504 SE 267TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	076651	0090	9/25/03	\$176,000	1040	0	6	1977	4	10125	N	N	18252 SE 262ND PL
003	076651	0050	6/15/04	\$177,000	1040	0	6	1977	4	10125	N	N	18233 SE 262ND PL
003	076651	0070	3/22/05	\$173,833	1040	0	6	1977	4	10125	N	N	18247 SE 262ND PL
003	865140	1000	10/4/05	\$209,950	1050	0	6	1968	4	4422	N	N	19476 SE 266TH ST
003	865140	1200	10/17/05	\$198,350	1050	0	6	1968	3	4550	N	N	19424 SE 266TH ST
003	865141	0600	9/14/05	\$200,000	1050	0	6	1969	3	5132	N	N	26206 195TH PL SE
003	865140	0260	12/6/05	\$187,000	1050	0	6	1969	4	5200	N	N	26800 194TH AV SE
003	865140	1080	10/13/05	\$181,400	1050	0	6	1968	4	4875	N	N	19458 SE 266TH ST
003	865143	0830	6/16/04	\$166,000	1050	0	6	1969	3	5200	N	N	26003 196TH AV SE
003	865141	0100	10/28/03	\$170,000	1050	0	6	1969	4	5848	N	N	19429 SE 265TH ST
003	865140	0300	3/2/04	\$162,000	1050	0	6	1969	4	5200	N	N	19250 SE 268TH ST
003	865140	0340	11/13/03	\$165,000	1050	0	6	1969	4	5200	N	N	19236 SE 268TH ST
003	252531	0240	7/8/05	\$226,500	1060	0	6	1981	3	13680	N	N	23200 SE 267TH PL
003	865140	2760	8/31/05	\$190,000	1060	0	6	1969	4	7215	N	N	26644 190TH AV SE
003	252531	0260	2/22/05	\$208,605	1060	0	6	1981	3	10050	N	N	26717 232ND AV SE
003	252531	0230	12/6/04	\$202,000	1060	0	6	1981	4	14190	N	N	23208 SE 267TH PL
003	865141	1110	7/27/05	\$169,950	1060	0	6	1969	3	4875	N	N	26121 195TH PL SE
003	252531	0280	11/6/03	\$198,950	1060	0	6	1981	5	10001	N	N	26722 232ND AV SE
003	865140	2860	9/18/03	\$158,000	1060	0	6	1969	4	5200	N	N	26616 190TH AV SE
003	865141	1030	5/24/04	\$147,500	1060	0	6	1969	4	4875	N	N	19463 SE 261ST ST
003	412700	0525	9/29/04	\$235,000	1080	0	6	1975	5	7400	Y	Y	25724 W LAKE WILDERNESS DR SE
003	412700	0530	6/19/03	\$247,000	1090	0	6	1954	3	13275	Y	Y	25732 W LAKE WILDERNESS DR SE
003	865140	0320	10/24/05	\$219,950	1100	0	6	1969	4	5200	N	N	19246 SE 268TH ST
003	252530	0080	6/6/05	\$202,000	1100	0	6	1975	3	8650	N	N	23507 SE 267TH ST
003	252531	0620	8/22/05	\$170,000	1100	0	6	1980	3	9576	N	N	23320 SE 265TH ST
003	865141	0410	7/21/03	\$159,950	1100	0	6	1969	4	4550	N	N	19411 SE 264TH ST
003	865140	2130	3/30/04	\$167,000	1110	0	6	1968	3	5200	N	N	18865 SE 269TH ST
003	865144	1560	8/23/05	\$225,000	1120	0	6	1970	3	5200	N	N	26506 186TH PL SE
003	865141	1130	4/14/05	\$205,950	1120	0	6	1969	4	4875	N	N	26125 195TH PL SE
003	865140	2480	7/28/05	\$206,000	1120	0	6	1968	4	4875	N	N	26707 191ST PL SE
003	865141	1230	7/28/05	\$195,000	1120	0	6	1969	3	5200	N	N	26151 195TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	865141	1100	4/25/05	\$189,950	1120	0	6	1969	4	5095	N	N	26119 195TH PL SE
003	865140	2440	11/4/04	\$174,000	1120	0	6	1969	3	4818	N	N	26708 191ST PL SE
003	865140	2200	5/27/03	\$161,850	1120	0	6	1968	3	4960	N	N	19031 SE 269TH ST
003	865144	1550	5/20/03	\$159,950	1120	0	6	1970	3	5200	N	N	26514 186TH PL SE
003	865140	2480	8/4/03	\$161,450	1120	0	6	1968	4	4875	N	N	26707 191ST PL SE
003	865141	1230	9/26/03	\$149,900	1120	0	6	1969	3	5200	N	N	26151 195TH PL SE
003	865140	0020	6/10/03	\$146,000	1140	0	6	1969	4	5525	N	N	19215 SE 269TH ST
003	865140	1710	7/25/05	\$212,900	1150	0	6	1968	3	6164	N	N	19026 SE 266TH ST
003	865140	2450	12/5/05	\$209,950	1150	0	6	1968	4	5785	N	N	26701 191ST PL SE
003	865141	1210	8/16/05	\$203,425	1150	0	6	1969	4	4550	N	N	26145 195TH PL SE
003	865140	1710	9/17/04	\$181,500	1150	0	6	1968	3	6164	N	N	19026 SE 266TH ST
003	865141	1310	12/21/04	\$184,950	1150	0	6	1970	4	4680	N	N	26136 195TH PL SE
003	865140	1930	6/9/04	\$175,800	1150	0	6	1968	3	5200	N	N	26661 190TH AV SE
003	865140	2930	5/18/04	\$182,000	1150	0	6	1969	5	5950	N	N	19037 SE 266TH ST
003	865140	1940	3/31/05	\$167,500	1150	0	6	1968	3	5200	N	N	18858 SE 269TH ST
003	865144	2420	6/18/04	\$177,000	1150	0	6	1977	3	4875	N	N	26601 188TH AV SE
003	179636	1020	3/8/04	\$188,900	1150	0	6	1984	3	8607	N	N	26125 189TH CT SE
003	312206	9081	11/18/04	\$210,000	1150	720	6	1965	3	12810	N	N	27270 188TH AV SE
003	865140	2450	2/12/03	\$153,000	1150	0	6	1968	4	5785	N	N	26701 191ST PL SE
003	865141	0920	5/12/05	\$143,013	1150	0	6	1969	4	5200	N	N	19506 SE 261ST ST
003	865140	1240	11/15/05	\$220,000	1160	0	6	1968	4	4680	N	N	19412 SE 266TH ST
003	252530	0320	7/7/05	\$230,000	1160	0	6	1969	5	7205	N	N	26506 234TH CT SE
003	865141	0420	9/19/05	\$197,769	1160	0	6	1969	4	4770	N	N	19413 SE 264TH ST
003	865140	0120	8/22/05	\$189,950	1160	0	6	1969	4	5200	N	N	19241 SE 269TH ST
003	252530	0660	10/22/04	\$198,000	1160	0	6	1969	5	9600	N	N	23417 SE 269TH ST
003	865140	1330	2/18/03	\$165,000	1160	0	6	1968	3	5200	N	N	19441 SE 266TH ST
003	865141	0020	3/8/05	\$182,000	1160	0	6	1969	4	5576	N	N	19403 SE 265TH ST
003	865140	0820	8/2/04	\$175,000	1160	0	6	1968	4	4745	N	N	19421 SE 267TH ST
003	865141	0590	12/15/04	\$172,525	1160	0	6	1969	4	5200	N	N	26210 195TH PL SE
003	865143	0160	11/19/04	\$175,000	1160	0	6	1969	4	4875	N	N	19636 SE 259TH ST
003	865140	0360	10/13/04	\$179,850	1160	0	6	1969	5	5330	N	N	19232 SE 268TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	865140	1360	7/19/04	\$170,950	1160	0	6	1968	3	5330	N	N	19447 SE 266TH ST
003	865141	0570	2/18/04	\$161,900	1160	0	6	1969	3	5845	N	N	26214 195TH PL SE
003	865143	0270	7/15/04	\$161,000	1160	0	6	1969	4	5200	N	N	19610 SE 259TH ST
003	865143	0340	8/14/03	\$157,000	1160	0	6	1969	3	5330	N	N	19605 SE 259TH ST
003	865140	0120	10/9/03	\$159,000	1160	0	6	1969	4	5200	N	N	19241 SE 269TH ST
003	865140	1550	1/10/03	\$151,700	1160	0	6	1969	3	5200	N	N	19432 SE 267TH ST
003	865140	0820	11/17/03	\$152,500	1160	0	6	1968	4	4745	N	N	19421 SE 267TH ST
003	865140	0360	8/25/03	\$158,000	1160	0	6	1969	5	5330	N	N	19232 SE 268TH ST
003	865144	1610	11/1/05	\$193,000	1170	0	6	1970	3	5200	N	N	18615 SE 265TH ST
003	865141	0270	5/13/03	\$158,950	1170	0	6	1969	5	4875	N	N	19420 SE 265TH ST
003	865140	0740	5/26/05	\$169,000	1180	0	6	1969	5	5200	N	N	19210 SE 269TH ST
003	154580	1440	9/8/03	\$180,000	1180	0	6	1984	3	7494	N	N	26816 216TH AV SE
003	865140	1920	6/28/05	\$205,000	1190	0	6	1968	3	5200	N	N	26657 190TH AV SE
003	865143	0050	2/13/03	\$153,000	1190	0	6	1969	4	5200	N	N	19662 SE 259TH ST
003	415630	0290	8/11/04	\$216,200	1200	0	6	1980	4	9610	N	N	21219 SE 270TH ST
003	252530	0550	12/22/04	\$213,000	1200	0	6	1969	5	9936	N	N	23414 SE 269TH ST
003	865143	0720	7/26/05	\$175,000	1200	0	6	1969	3	5200	N	N	19610 SE 260TH ST
003	865140	2230	10/18/05	\$200,000	1210	0	6	1968	3	5330	N	N	19037 SE 269TH ST
003	025200	0580	7/6/04	\$168,000	1210	0	6	1969	3	13224	N	N	26801 210TH AV SE
003	431170	0150	11/21/03	\$165,000	1220	0	6	1970	4	10275	N	N	18005 SE 265TH PL
003	865140	2110	9/23/05	\$221,000	1250	0	6	1968	3	5330	N	N	18861 SE 269TH ST
003	865140	2060	3/10/05	\$196,000	1250	0	6	1968	5	5200	N	N	18849 SE 269TH ST
003	865140	2240	12/15/04	\$183,450	1250	0	6	1968	3	5200	N	N	19039 SE 269TH ST
003	865140	1250	11/18/04	\$174,400	1250	0	6	1968	4	5330	N	N	19410 SE 266TH ST
003	865140	2610	6/16/04	\$169,950	1260	0	6	1968	3	5590	N	N	26741 191ST PL SE
003	865140	0610	6/28/05	\$184,000	1280	0	6	1969	4	5525	N	N	26835 194TH AV SE
003	865140	0880	11/2/05	\$181,250	1280	0	6	1968	4	5200	N	N	19439 SE 267TH ST
003	865140	0880	8/11/04	\$167,950	1280	0	6	1968	4	5200	N	N	19439 SE 267TH ST
003	865144	1480	2/5/04	\$169,847	1280	0	6	1971	3	6006	N	N	18554 SE 265TH ST
003	865140	0030	2/21/03	\$151,500	1280	0	6	1969	4	5330	N	N	19217 SE 269TH ST
003	252530	0090	6/14/05	\$224,000	1300	0	6	1976	4	9234	N	N	23509 SE 267TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	154580	8230	9/13/04	\$225,000	1320	0	6	1978	4	8500	N	N	26951 222ND AV SE
003	865140	1060	11/28/05	\$196,000	1320	0	6	1968	4	4680	N	N	19462 SE 266TH ST
003	865141	0860	3/15/05	\$191,000	1320	0	6	1969	3	5330	N	N	19522 SE 261ST ST
003	865144	2350	2/12/04	\$169,000	1320	0	6	1977	3	4875	N	N	26616 TIMBERLANE DR SE
003	154580	0390	9/29/05	\$229,500	1330	0	6	1950	3	13805	N	N	26669 216TH AV SE
003	865140	2800	8/12/05	\$206,350	1350	0	6	1969	3	8064	N	N	26636 190TH AV SE
003	729660	0050	9/17/04	\$268,000	1350	0	6	1975	3	11800	Y	Y	26123 220TH AV SE
003	865140	2040	1/26/05	\$157,500	1350	0	6	1968	3	5330	N	N	18845 SE 269TH ST
003	865141	0930	6/28/05	\$225,000	1360	0	6	1969	4	5330	N	N	19504 SE 261ST ST
003	412700	0020	4/28/03	\$329,000	1360	1360	6	1980	4	7140	Y	Y	25424 LAKE WILDERNESS PL
003	865141	1010	4/18/03	\$154,000	1360	0	6	1969	4	5095	N	N	19451 SE 261ST ST
003	252530	0650	9/19/05	\$228,000	1370	0	6	1969	3	9600	N	N	23411 SE 269TH ST
003	415630	0070	4/12/03	\$187,000	1370	0	6	1980	3	9628	N	N	21230 SE 271ST PL
003	252531	0290	11/1/04	\$241,000	1380	0	6	2004	3	10332	N	N	26714 232ND AV SE
003	252530	0030	4/28/04	\$187,000	1400	0	6	1976	4	10403	N	N	23404 SE 267TH PL
003	252531	0270	2/20/03	\$190,000	1400	0	6	1981	5	9743	N	N	26723 232ND AV SE
003	865143	0100	4/22/03	\$151,000	1400	0	6	1969	3	5330	N	N	19650 SE 259TH ST
003	865144	1650	9/9/05	\$225,225	1410	0	6	1970	3	5200	N	N	18627 SE 265TH ST
003	865143	1120	5/19/05	\$205,000	1420	0	6	1969	3	5590	N	N	25714 198TH PL SE
003	865140	1620	12/28/04	\$227,200	1430	0	6	2004	3	5985	N	N	19412 SE 267TH ST
003	302206	9009	4/29/05	\$235,000	1440	0	6	1974	4	24393	N	N	26222 180TH AV SE
003	252530	0250	2/2/04	\$165,000	1450	0	6	1969	3	9775	N	N	23410 SE 265TH ST
003	865141	0790	12/7/04	\$187,950	1460	0	6	1969	3	5330	N	N	19719 SE 261ST ST
003	865140	2690	3/11/05	\$184,000	1500	0	6	1969	4	5200	N	N	19012 SE 269TH ST
003	865143	0520	12/2/03	\$148,000	1500	0	6	1969	3	5200	N	N	19665 SE 259TH ST
003	865140	1800	9/30/03	\$164,950	1530	0	6	1968	4	6435	N	N	26605 190TH AV SE
003	252530	0100	7/7/03	\$175,000	1540	0	6	1975	3	18360	N	N	23517 SE 267TH ST
003	865140	1900	12/2/04	\$209,900	1550	0	6	1968	3	5472	N	N	26639 190TH AV SE
003	252530	0300	5/14/04	\$179,400	1626	0	6	1969	4	7250	N	N	26507 234TH CT SE
003	857840	0115	10/24/03	\$246,000	2720	0	6	1984	3	14105	N	N	21771 SE 263RD PL
003	154580	0650	3/29/04	\$150,000	670	0	7	1948	4	8092	N	N	21611 SE 266TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	252531	0010	8/17/04	\$182,000	830	0	7	1980	3	13200	N	N	26408 235TH AV SE
003	154580	5680	6/18/04	\$176,500	870	0	7	2004	3	9450	N	N	22030 SE 266TH PL
003	179636	0680	7/13/05	\$204,450	880	0	7	1984	3	7394	N	N	26320 191ST PL SE
003	252531	0460	1/28/04	\$198,900	890	830	7	1980	3	9779	N	N	23316 SE 266TH ST
003	865144	0100	11/28/05	\$215,780	900	0	7	1977	4	5200	N	N	26442 189TH AV SE
003	865144	2070	11/16/05	\$210,000	900	0	7	1977	3	5200	N	N	26710 186TH AV SE
003	865144	2230	2/23/04	\$161,000	900	0	7	1977	3	5200	N	N	26644 TIMBERLANE DR SE
003	865144	2730	2/5/04	\$159,950	900	0	7	1978	3	4875	N	N	18721 SE 268TH ST
003	865144	2570	10/8/03	\$154,000	900	0	7	1977	3	4875	N	N	18720 SE 268TH ST
003	865144	0040	9/20/05	\$262,950	910	800	7	1977	4	5200	N	N	18902 SE 265TH ST
003	865144	2020	7/20/05	\$235,950	910	280	7	1978	3	5200	N	N	18616 SE 268TH ST
003	154580	7780	2/2/05	\$239,000	910	500	7	1978	3	7630	N	N	21311 SE 270TH ST
003	865144	2470	8/22/05	\$245,000	910	800	7	1977	4	5200	N	N	26627 188TH AV SE
003	865144	3320	8/22/05	\$235,000	910	800	7	1976	4	5200	N	N	18850 SE 265TH ST
003	865144	1370	3/28/05	\$231,450	910	880	7	1977	3	5200	N	N	26459 186TH CT SE
003	865144	0840	4/13/05	\$219,000	910	800	7	1976	4	5395	N	N	18513 SE 263RD ST
003	154580	1940	8/26/04	\$226,800	910	860	7	1987	3	7410	N	N	27004 216TH AV SE
003	865144	2980	8/25/04	\$206,400	910	800	7	1977	4	5200	N	N	26622 188TH AV SE
003	154580	8660	8/20/04	\$210,000	910	880	7	1979	4	8100	N	N	22021 SE 271ST ST
003	865144	0940	4/7/04	\$175,000	910	800	7	1977	3	5976	N	N	18524 SE 263RD ST
003	865144	1870	7/20/05	\$222,500	950	0	7	1977	3	5200	N	N	18509 SE 267TH ST
003	154580	1970	12/10/04	\$212,500	950	950	7	1966	3	6660	N	N	27022 216TH AV SE
003	865144	2580	5/2/03	\$173,800	950	0	7	1977	3	4875	N	N	18718 SE 268TH ST
003	127450	0840	9/7/05	\$228,000	960	0	7	1968	4	12166	N	N	26513 172ND PL SE
003	154580	2050	8/16/05	\$249,900	960	570	7	1983	3	7698	N	N	21659 SE 270TH ST
003	154580	2000	1/4/05	\$225,000	960	570	7	1983	3	7698	N	N	21627 SE 270TH ST
003	025200	0610	10/14/05	\$301,500	970	460	7	1986	3	13500	N	N	26811 210TH AV SE
003	154580	0490	3/4/04	\$189,950	970	0	7	1972	4	8172	N	N	21350 SE 269TH ST
003	252531	0560	11/26/03	\$192,500	970	910	7	1981	3	9660	N	N	23333 SE 264TH ST
003	252531	0410	2/10/04	\$190,000	970	450	7	1981	3	10614	N	N	23307 SE 266TH ST
003	865144	1890	7/22/05	\$260,000	980	0	7	1977	3	5200	N	N	18513 SE 267TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	179636	0920	8/24/05	\$230,000	980	0	7	1981	4	7111	N	N	19029 SE 261ST ST
003	179636	0850	11/18/05	\$228,000	980	0	7	1981	4	8097	N	N	26009 191ST PL SE
003	179635	1020	5/11/04	\$211,450	980	400	7	1981	4	10440	N	N	18533 SE 259TH PL
003	291662	0070	4/2/04	\$177,475	980	0	7	1981	3	9171	N	N	19618 SE 264TH CT
003	179636	0790	7/6/04	\$172,950	980	0	7	1981	4	7368	N	N	26100 191ST PL SE
003	865144	2390	8/25/05	\$231,000	990	0	7	1977	4	4875	N	N	26608 TIMBERLANE DR SE
003	865144	2010	10/21/04	\$219,000	1000	260	7	1977	3	5200	N	N	18618 SE 268TH ST
003	865144	1390	3/16/05	\$190,500	1000	0	7	1977	3	5525	N	N	26463 186TH CT SE
003	865144	0140	3/23/05	\$187,000	1000	0	7	1977	4	5200	N	N	26432 189TH AV SE
003	179636	1170	6/17/03	\$210,000	1000	240	7	1984	4	8697	N	N	18822 SE 263RD ST
003	865144	1950	9/23/03	\$186,500	1000	0	7	1977	3	4960	N	N	18636 SE 268TH ST
003	865144	3430	6/21/04	\$176,000	1000	0	7	1976	4	8091	N	N	26313 187TH CT SE
003	865144	0460	4/28/04	\$165,000	1000	0	7	1977	4	5840	N	N	26417 TIMBERLANE DR SE
003	127450	0040	11/28/05	\$249,900	1010	0	7	1968	3	10857	N	N	17221 SE 267TH PL
003	127450	0500	12/21/05	\$205,000	1010	0	7	1968	3	9310	N	N	17509 SE 267TH PL
003	154580	5310	5/16/05	\$248,950	1010	1010	7	1979	4	8844	N	N	26625 223RD PL SE
003	127450	0490	7/22/04	\$189,950	1010	0	7	1968	4	9310	N	N	17503 SE 267TH PL
003	127450	0410	10/19/04	\$181,000	1010	0	7	1968	3	9720	N	N	17421 SE 266TH PL
003	127450	0420	11/4/03	\$164,900	1010	0	7	1968	3	8906	N	N	17425 SE 266TH PL
003	154580	0540	5/25/05	\$279,950	1020	1020	7	1961	4	12895	N	N	27031 216TH AV SE
003	865144	0660	9/16/03	\$186,900	1020	520	7	1977	3	5200	N	N	26420 187TH AV SE
003	865144	2320	8/22/05	\$260,000	1030	0	7	1977	4	4875	N	N	26624 TIMBERLANE DR SE
003	865144	3390	10/11/05	\$273,928	1030	660	7	1976	4	5200	N	N	18913 SE 265TH ST
003	865144	1440	12/27/05	\$258,000	1030	560	7	1977	3	4875	N	N	18608 SE 265TH ST
003	865144	2410	5/6/05	\$237,850	1030	300	7	1977	4	4875	N	N	26604 TIMBERLANE DR SE
003	865144	3340	2/17/05	\$250,000	1030	660	7	1976	4	5200	N	N	18853 SE 265TH ST
003	865144	2370	7/19/05	\$232,500	1030	440	7	1977	3	4875	N	N	26612 TIMBERLANE DR SE
003	865144	0310	5/25/05	\$225,500	1030	400	7	1977	4	5200	N	N	26302 TIMBERLANE DR SE
003	865144	1120	2/2/05	\$225,000	1030	680	7	1977	3	7425	N	N	18413 184TH PL SE
003	865144	0470	9/30/03	\$184,900	1030	0	7	1977	3	5200	N	N	26421 TIMBERLANE DR SE
003	865144	3480	7/10/03	\$188,000	1030	640	7	1977	3	5200	N	N	26302 187TH CT SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	865144	2410	2/18/03	\$179,950	1030	300	7	1977	4	4875	N	N	26604 TIMBERLANE DR SE
003	865144	0640	1/3/03	\$177,000	1030	360	7	1977	3	5200	N	N	26424 187TH AV SE
003	865144	0910	3/9/04	\$190,000	1030	680	7	1977	4	5200	N	N	26306 186TH AV SE
003	865144	2360	3/18/03	\$168,950	1030	0	7	1977	3	4875	N	N	26614 TIMBERLANE DR SE
003	865144	3000	12/17/03	\$180,000	1030	680	7	1977	4	5200	N	N	26618 188TH AV SE
003	865144	3230	7/12/04	\$169,900	1030	440	7	1977	4	5200	N	N	26443 189TH AV SE
003	865144	3420	7/31/03	\$184,500	1030	680	7	1976	4	5440	N	N	26309 187TH CT SE
003	252531	0140	5/18/05	\$249,000	1040	480	7	1980	3	9450	N	N	26407 233RD AV SE
003	865144	2760	11/10/04	\$204,000	1040	0	7	1978	4	4875	N	N	18727 SE 268TH ST
003	865144	0780	8/30/04	\$217,000	1040	600	7	1977	3	4875	N	N	26312 185TH AV SE
003	865144	0380	9/29/04	\$218,700	1040	660	7	1977	4	5200	N	N	26317 TIMBERLANE DR SE
003	865144	0960	8/18/04	\$189,000	1040	0	7	1977	3	5200	N	N	18514 SE 263RD ST
003	865144	0420	6/16/04	\$192,000	1040	440	7	1977	3	4875	N	N	26409 TIMBERLANE DR SE
003	865144	2240	8/29/03	\$178,000	1040	0	7	1977	3	5200	N	N	26642 TIMBERLANE DR SE
003	864820	0030	6/20/05	\$219,900	1050	0	7	1984	3	10968	N	N	26613 197TH PL SE
003	864821	0590	9/21/04	\$208,550	1050	0	7	1985	3	7201	N	N	19848 SE 267TH PL
003	864821	0150	3/26/04	\$205,000	1050	0	7	1985	3	7290	N	N	19855 SE 267TH PL
003	865144	1360	11/25/03	\$182,000	1050	600	7	1977	3	5200	N	N	26450 186TH CT SE
003	291662	0240	7/26/05	\$190,000	1050	500	7	1983	3	9011	N	N	26418 199TH PL SE
003	865144	0740	12/30/05	\$265,000	1060	680	7	1977	4	5200	N	N	26404 185TH AV SE
003	865144	2670	10/27/05	\$254,000	1060	440	7	1978	4	5200	N	N	18707 SE 268TH ST
003	865144	2890	12/12/05	\$254,000	1060	440	7	1978	4	5200	N	N	26804 188TH AV SE
003	864821	0770	10/19/05	\$244,950	1060	0	7	1985	3	7181	N	N	19718 SE 266TH PL
003	154580	4570	8/4/05	\$254,000	1060	530	7	1996	3	8125	N	N	21842 SE 265TH ST
003	154580	4220	5/2/05	\$256,000	1060	530	7	1997	3	8125	N	N	26561 220TH PL SE
003	940760	0020	12/19/05	\$231,750	1060	0	7	1987	3	7401	N	N	21619 SE 237TH ST
003	252531	0130	12/14/04	\$233,500	1060	440	7	1980	4	11500	N	N	26401 233RD AV SE
003	865144	2500	3/1/05	\$219,000	1060	440	7	1978	4	5200	N	N	18744 SE 268TH ST
003	940760	0040	12/9/05	\$225,000	1060	0	7	1987	3	8676	N	N	21631 SE 237TH ST
003	252531	0520	8/19/04	\$228,000	1060	440	7	1980	4	10400	N	N	23301 SE 264TH ST
003	154580	3750	11/10/04	\$235,000	1060	530	7	1999	3	7931	N	N	21816 SE 267TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	940760	0250	5/12/05	\$220,950	1060	0	7	1987	3	7412	N	N	21710 SE 237TH ST
003	856200	0230	11/8/04	\$206,000	1060	0	7	1983	3	7510	N	N	19718 SE 265TH ST
003	940760	0090	8/24/05	\$214,300	1060	0	7	1987	3	6309	N	N	21803 SE 237TH ST
003	940760	0100	9/24/05	\$214,300	1060	0	7	1987	3	6054	N	N	21809 SE 237TH ST
003	154580	8860	3/17/03	\$234,500	1060	660	7	2003	3	7500	N	N	22045 SE 271ST PL
003	154580	8650	3/8/05	\$219,000	1060	700	7	1979	3	8100	N	N	22013 SE 271ST ST
003	252531	0080	8/19/04	\$215,000	1060	440	7	1980	4	9545	N	N	23404 SE 264TH ST
003	179638	0160	6/24/04	\$189,950	1060	0	7	1990	3	8500	N	N	26110 193RD PL SE
003	940760	0210	11/5/04	\$202,650	1060	0	7	1987	3	7445	N	N	21814 SE 237TH ST
003	179638	0130	9/20/04	\$187,000	1060	0	7	1990	3	8306	N	N	26202 193RD PL SE
003	864820	0150	6/27/04	\$186,100	1060	0	7	1983	3	7359	N	N	19801 SE 265TH ST
003	154580	2650	7/14/03	\$203,500	1060	580	7	1997	3	8125	N	N	21845 SE 271ST PL
003	154580	0530	3/22/03	\$217,000	1060	740	7	2000	3	8422	N	N	26921 216TH AV SE
003	127450	0200	8/31/04	\$175,000	1060	0	7	1968	3	8720	N	N	26505 173RD PL SE
003	154580	7820	6/11/03	\$195,000	1060	560	7	1997	3	7303	N	N	21322 SE 271ST ST
003	154580	6020	8/22/05	\$279,950	1070	780	7	1998	3	10150	N	N	22016 SE 260TH ST
003	865144	1470	8/12/04	\$230,000	1070	360	7	1977	3	5200	N	N	18600 SE 265TH ST
003	179636	0220	8/18/05	\$255,500	1070	470	7	1987	3	8842	N	N	18801 SE 263RD ST
003	154580	1280	6/14/04	\$228,900	1070	780	7	1997	3	7686	N	N	21667 SE 267TH ST
003	154580	1470	6/26/03	\$213,450	1070	750	7	1997	3	8336	N	N	21619 SE 268TH PL
003	179636	0370	7/22/03	\$200,000	1070	470	7	1987	3	8223	N	N	26216 189TH PL SE
003	291662	0350	8/9/05	\$269,950	1080	500	7	1983	3	8164	N	N	26433 199TH PL SE
003	154580	6610	3/28/05	\$242,000	1080	500	7	1996	3	8840	N	N	26029 222ND CT SE
003	154580	6970	2/25/05	\$250,000	1080	760	7	1996	3	8100	N	N	22030 SE 268TH ST
003	154580	3540	3/28/05	\$247,500	1080	740	7	1997	3	7930	N	N	21826 SE 268TH ST
003	291661	0240	6/16/05	\$234,950	1080	630	7	1983	3	8454	N	N	26241 200TH AV SE
003	864821	0700	7/19/04	\$234,000	1080	320	7	1985	3	9776	N	N	19823 SE 266TH CT
003	291662	0190	7/22/04	\$223,500	1080	700	7	1981	3	8808	N	N	19723 SE 264TH PL
003	291661	0370	12/10/04	\$219,950	1080	630	7	1983	3	8616	N	N	26228 197TH PL SE
003	291661	0080	11/14/03	\$215,000	1080	630	7	1982	3	7199	N	N	26318 197TH PL SE
003	291662	0040	2/20/03	\$195,000	1080	480	7	1981	3	10112	N	N	19628 SE 264TH CT

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	154580	6610	3/1/04	\$198,500	1080	500	7	1996	3	8840	N	N	26029 222ND CT SE
003	179639	0160	10/4/05	\$255,000	1090	0	7	1992	3	6846	N	N	26813 176TH PL SE
003	179638	0800	8/1/05	\$242,050	1090	0	7	1990	3	7535	N	N	26122 192ND PL SE
003	179620	0490	8/11/04	\$235,000	1090	530	7	1977	3	10150	N	N	27739 166TH AV SE
003	417850	0860	6/20/05	\$224,950	1090	0	7	1989	3	7150	N	N	19226 SE 270TH PL
003	179638	0710	8/18/04	\$209,950	1090	0	7	1990	3	10017	N	N	26217 192ND PL SE
003	179638	0830	6/23/04	\$200,000	1090	0	7	1990	3	7245	N	N	26106 192ND PL SE
003	179620	0290	12/7/04	\$217,000	1090	510	7	1977	4	9800	N	N	27740 168TH AV SE
003	417850	0880	3/29/04	\$199,000	1090	0	7	1989	3	6820	N	N	19312 SE 270TH PL
003	127450	0300	8/11/04	\$180,050	1090	0	7	1968	3	9600	N	N	17341 SE 265TH ST
003	179638	0370	7/22/03	\$184,000	1090	0	7	1990	3	7350	N	N	19216 SE 259TH PL
003	511326	0530	9/2/05	\$260,000	1100	0	7	1991	3	6622	N	N	21732 SE 239TH ST
003	291662	0120	8/15/05	\$240,500	1100	0	7	1981	3	9099	N	N	26427 197TH PL SE
003	154580	8090	8/4/05	\$234,950	1100	0	7	1979	4	8100	N	N	22052 SE 269TH ST
003	511326	0070	5/10/05	\$246,000	1100	0	7	1991	3	6399	N	N	21723 SE 239TH ST
003	179639	0140	7/28/05	\$249,450	1100	0	7	1992	3	9084	N	N	17524 SE 268TH PL
003	291660	0120	5/19/05	\$249,000	1100	650	7	1980	3	9214	N	N	26249 196TH PL SE
003	511326	0070	2/22/05	\$227,000	1100	0	7	1991	3	6399	N	N	21723 SE 239TH ST
003	291660	0140	11/17/04	\$229,000	1100	650	7	1980	3	9090	N	N	26250 196TH PL SE
003	511326	0270	9/10/04	\$214,000	1100	0	7	1991	3	6360	N	N	21724 SE 238TH ST
003	179638	0560	6/24/04	\$198,500	1100	0	7	1990	3	7537	N	N	19142 SE 261ST PL
003	511326	0090	8/27/03	\$204,500	1100	0	7	1991	3	7743	N	N	21815 SE 239TH ST
003	511326	0600	6/9/04	\$205,000	1100	0	7	1991	3	6476	N	N	21616 SE 239TH ST
003	511326	0130	3/11/04	\$198,390	1100	0	7	1991	3	8040	N	N	21833 SE 239TH ST
003	154580	0750	1/1/03	\$200,000	1100	490	7	1984	3	7466	N	N	26605 218TH AV SE
003	179638	0260	6/16/03	\$184,950	1100	0	7	1989	3	14982	N	N	25848 193RD PL SE
003	179638	1010	7/22/03	\$185,000	1100	0	7	1990	3	7201	N	N	19220 SE 263RD ST
003	415630	0230	9/26/03	\$195,950	1100	330	7	1980	3	9603	N	N	21234 SE 271ST ST
003	179638	0650	4/10/03	\$178,500	1100	0	7	1990	3	8142	N	N	19137 SE 261ST PL
003	154580	5420	8/8/05	\$268,000	1110	290	7	1983	4	7500	N	N	26530 221ST AV SE
003	154580	0560	5/9/05	\$244,950	1110	290	7	1983	3	8818	N	N	27019 216TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	252531	0470	2/15/05	\$230,000	1110	260	7	1980	4	9720	N	N	23310 SE 266TH ST
003	252531	0570	4/2/04	\$207,500	1110	260	7	1980	4	9660	N	N	23407 SE 264TH PL
003	179638	0300	6/6/03	\$189,500	1110	0	7	1990	3	7773	N	N	25833 193RD PL SE
003	252531	0100	12/23/03	\$200,000	1110	260	7	1980	4	9545	N	N	23322 SE 264TH ST
003	154580	8030	10/21/05	\$249,950	1120	0	7	1983	3	8100	N	N	22019 SE 268TH ST
003	154580	8030	3/21/03	\$180,950	1120	0	7	1983	3	8100	N	N	22019 SE 268TH ST
003	127450	0180	10/4/05	\$175,000	1120	0	7	1968	4	9150	N	N	17203 SE 265TH ST
003	415630	0580	9/7/05	\$275,000	1130	240	7	1980	3	9601	N	N	21203 SE 268TH ST
003	252531	0510	12/19/05	\$269,000	1130	310	7	1981	3	12150	N	N	26416 233RD AV SE
003	252531	0450	8/18/05	\$264,500	1130	310	7	1981	3	9652	N	N	23322 SE 266TH ST
003	864822	0020	11/23/05	\$267,900	1130	510	7	1989	3	9603	N	N	26920 201ST AV SE
003	252531	0540	7/27/05	\$249,000	1130	320	7	1981	3	9660	N	N	23317 SE 264TH ST
003	154580	5930	12/14/04	\$219,200	1130	570	7	1987	3	7620	N	N	26121 220TH PL SE
003	179635	0110	10/29/04	\$221,950	1130	530	7	1979	4	8250	N	N	25927 185TH PL SE
003	864821	0230	3/9/04	\$230,000	1130	540	7	1987	3	7877	N	N	20007 SE 268TH ST
003	154580	3590	1/26/04	\$180,000	1130	0	7	1965	4	8320	N	N	21860 SE 268TH ST
003	864821	0710	4/13/04	\$212,500	1130	560	7	1986	3	7200	N	N	19822 SE 266TH CT
003	864821	0440	1/9/04	\$211,500	1130	540	7	1986	3	7779	N	N	19913 SE 266TH ST
003	154580	5480	9/3/03	\$194,500	1130	290	7	1983	4	7625	N	N	26566 221ST AV SE
003	776040	0520	5/2/03	\$189,950	1130	0	7	1995	3	8476	N	N	20224 SE 258TH ST
003	864822	0280	7/22/05	\$285,000	1140	240	7	1988	3	9600	N	N	27033 200TH AV SE
003	154580	8510	10/10/05	\$264,950	1140	500	7	1980	3	8100	N	N	22029 SE 270TH ST
003	154580	2380	7/26/05	\$269,000	1140	550	7	1987	3	8385	N	N	21632 SE 271ST PL
003	729660	0155	8/16/05	\$245,000	1140	0	7	1957	3	18340	N	N	21750 SE 259TH ST
003	154580	2840	2/10/05	\$245,000	1140	540	7	1986	4	7930	N	N	21833 SE 271ST ST
003	154580	2420	11/8/05	\$214,500	1140	0	7	1980	3	9391	N	N	21606 SE 271ST PL
003	154580	4990	7/27/05	\$235,000	1140	750	7	1968	4	6900	N	N	26516 221ST CT SE
003	154580	1830	6/1/04	\$222,700	1140	550	7	1985	4	7176	N	N	26917 218TH AV SE
003	127400	0210	6/11/04	\$191,000	1140	0	7	1967	4	12960	N	N	17645 SE 267TH PL
003	154580	3260	10/9/03	\$209,000	1140	540	7	1986	3	7930	N	N	21821 SE 269TH ST
003	154580	2190	11/21/03	\$210,000	1140	550	7	1986	3	7320	N	N	21616 SE 271ST ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	179636	1100	7/10/03	\$207,500	1140	240	7	1987	3	7226	N	N	18712 SE 262ND ST
003	179636	0110	8/20/03	\$190,000	1140	0	7	1984	4	13475	N	N	26234 187TH PL SE
003	154580	2740	9/22/05	\$275,000	1150	300	7	1983	3	7930	N	N	21826 SE 271ST PL
003	864821	0060	1/12/05	\$271,950	1150	320	7	1985	3	8179	N	N	26617 198TH AV SE
003	856200	0110	9/27/04	\$251,000	1150	350	7	1983	3	7276	N	N	26451 199TH PL SE
003	856200	0240	5/23/03	\$211,500	1150	350	7	1983	3	7200	N	N	19712 SE 265TH ST
003	127450	0470	11/23/04	\$184,000	1150	0	7	1968	4	12707	N	N	17425 SE 267TH PL
003	127400	0070	2/10/03	\$179,900	1150	0	7	1967	4	12960	N	N	17646 SE 266TH PL
003	856200	0110	4/11/03	\$203,000	1150	350	7	1983	3	7276	N	N	26451 199TH PL SE
003	322206	9076	10/21/03	\$214,000	1150	670	7	1984	3	47480	N	N	20437 SE 272ND ST
003	865144	0320	5/18/05	\$226,000	1160	0	7	1977	4	5200	N	N	26303 TIMBERLANE DR SE
003	154580	0470	6/16/05	\$252,000	1160	570	7	1988	3	8058	N	N	26815 216TH AV SE
003	865144	3190	7/12/05	\$210,000	1160	0	7	1977	4	5200	N	N	26433 189TH AV SE
003	865144	2700	5/24/05	\$209,950	1160	0	7	1978	4	5200	N	N	18713 SE 268TH ST
003	865144	3140	5/13/05	\$197,500	1160	0	7	1977	4	5600	N	N	26421 189TH AV SE
003	154580	8840	10/14/03	\$220,000	1160	350	7	1994	3	7500	N	N	22031 SE 271ST PL
003	865144	2650	9/14/04	\$189,000	1160	0	7	1977	3	5200	N	N	18701 SE 268TH ST
003	179635	0020	10/12/04	\$204,000	1160	0	7	1987	3	9000	N	N	26127 184TH CT SE
003	414245	0240	7/16/04	\$218,000	1160	0	7	2004	3	5071	N	N	22480 SE 244TH ST
003	865144	2530	10/6/04	\$174,950	1160	0	7	1978	4	5256	N	N	18730 SE 268TH ST
003	414245	0290	7/23/04	\$218,000	1160	0	7	2004	3	5286	N	N	24324 226TH AV SE
003	414245	0310	11/16/04	\$216,500	1160	0	7	2004	3	4529	N	N	24320 226TH AV SE
003	414245	0230	8/11/04	\$216,500	1160	0	7	2004	3	5060	N	N	22479 SE 244TH ST
003	154580	4660	6/13/03	\$202,000	1160	560	7	1980	4	8540	N	N	22017 SE 266TH PL
003	865144	3140	12/30/03	\$167,500	1160	0	7	1977	4	5600	N	N	26421 189TH AV SE
003	865144	2160	6/19/03	\$163,750	1160	0	7	1977	3	5200	N	N	26660 TIMBERLANE DR SE
003	865144	0220	4/28/03	\$166,950	1160	0	7	1977	4	5200	N	N	26408 189TH AV SE
003	865144	1410	3/7/03	\$157,490	1160	0	7	1977	4	5200	N	N	18616 SE 265TH ST
003	417850	1070	7/5/05	\$255,000	1170	0	7	1989	3	7073	N	N	19215 SE 270TH PL
003	291661	0230	7/21/05	\$228,500	1170	0	7	1983	3	7178	N	N	26233 200TH AV SE
003	179635	0310	2/3/05	\$232,500	1170	0	7	1987	3	7500	N	N	26026 184TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	291661	0300	12/27/04	\$219,700	1170	0	7	1983	3	8764	N	N	19800 SE 263RD PL
003	417850	0720	9/7/04	\$239,900	1170	350	7	1989	3	7820	N	N	19105 SE 271ST CT
003	154580	1950	4/16/04	\$211,858	1170	290	7	1987	3	6447	N	N	27010 216TH AV SE
003	154580	7530	5/27/04	\$210,000	1170	740	7	1978	3	7848	N	N	21409 SE 268TH ST
003	291662	0330	6/24/03	\$172,600	1170	0	7	1983	3	11197	N	N	26427 199TH PL SE
003	154580	5850	5/23/05	\$258,500	1180	370	7	1997	3	7620	N	N	26323 220TH PL SE
003	865144	0020	4/27/05	\$214,950	1180	0	7	1977	4	5200	N	N	18912 SE 265TH ST
003	179636	0950	11/19/04	\$210,000	1180	0	7	1984	3	7105	N	N	19012 SE 262ND ST
003	154580	5770	2/10/05	\$249,500	1180	530	7	2004	3	7800	N	N	26331 221ST CT SE
003	179636	0490	4/28/04	\$214,000	1180	0	7	1984	4	7870	N	N	26208 190TH PL SE
003	864822	0040	2/27/04	\$239,000	1180	540	7	1988	3	9612	N	N	26912 201ST AV SE
003	154580	8280	1/27/05	\$219,900	1180	500	7	1979	3	8100	N	N	22026 SE 269TH PL
003	776040	0990	11/12/03	\$216,000	1180	0	7	1994	3	8301	N	N	25921 202ND AV SE
003	154580	8820	7/10/03	\$189,450	1180	0	7	1983	3	7500	N	N	22015 SE 271ST PL
003	154580	7290	11/25/03	\$218,950	1180	500	7	1978	3	18680	N	N	26518 214TH AV SE
003	154580	5770	5/26/04	\$229,000	1180	530	7	2004	3	7800	N	N	26331 221ST CT SE
003	864821	0720	8/6/04	\$220,950	1180	320	7	1986	3	7265	N	N	19818 SE 266TH CT
003	154580	7890	4/23/03	\$204,000	1180	500	7	1978	3	9678	N	N	21303 SE 271ST ST
003	864821	0750	6/21/04	\$209,500	1180	320	7	1986	3	8162	N	N	19802 SE 266TH CT
003	865144	1040	12/23/03	\$163,770	1180	0	7	1977	4	5200	N	N	26311 184TH PL SE
003	291661	0170	11/29/05	\$259,900	1190	0	7	1983	3	6620	N	N	19821 SE 263RD PL
003	864821	0490	3/4/05	\$240,000	1190	0	7	1986	3	7690	N	N	19912 SE 266TH ST
003	864821	0130	12/16/04	\$235,500	1190	540	7	1985	3	6071	N	N	19843 SE 267TH PL
003	154580	7970	8/26/03	\$192,000	1190	0	7	1990	3	9625	N	N	21317 SE 271ST PL
003	291661	0140	2/10/03	\$182,950	1190	0	7	1983	3	6610	N	N	19803 SE 263RD PL
003	154580	6390	4/23/03	\$214,900	1190	840	7	1978	4	8692	N	N	26125 221ST PL SE
003	127400	0480	9/26/05	\$231,000	1200	0	7	1967	4	12960	N	N	17825 SE 266TH PL
003	154580	8210	10/13/05	\$264,000	1200	500	7	1979	3	8100	N	N	22045 SE 269TH ST
003	127400	0220	10/15/04	\$205,950	1200	0	7	1967	5	12960	N	N	17655 SE 267TH PL
003	154580	2060	5/19/04	\$219,950	1200	320	7	1989	3	7698	N	N	21665 SE 270TH ST
003	940652	0020	8/19/04	\$220,000	1200	0	7	1996	3	6600	N	N	23114 SE 267TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	940652	0010	8/23/04	\$210,000	1200	0	7	1996	3	6963	N	N	23120 SE 267TH PL
003	154580	8420	10/6/03	\$203,500	1200	500	7	1980	4	8100	N	N	22044 SE 270TH ST
003	127450	0440	7/22/03	\$169,000	1200	0	7	1968	4	10414	N	N	17430 SE 267TH PL
003	154580	8200	4/17/03	\$188,500	1200	500	7	1980	3	8100	N	N	22037 SE 269TH ST
003	940652	0900	1/27/05	\$225,000	1206	0	7	1995	3	6999	N	N	26709 227TH AV SE
003	940652	0900	7/14/03	\$213,000	1206	0	7	1995	3	6999	N	N	26709 227TH AV SE
003	864822	0010	7/26/05	\$274,000	1210	430	7	1988	3	9600	N	N	26928 201ST AV SE
003	154580	0980	5/27/04	\$234,850	1210	260	7	1988	3	7686	N	N	21651 SE 266TH PL
003	511615	0030	12/14/04	\$235,000	1210	0	7	1996	3	5641	N	N	21647 SE 239TH PL
003	154580	7760	5/25/05	\$219,000	1210	390	7	1978	3	7630	N	N	21325 SE 270TH ST
003	259173	0160	11/10/05	\$262,000	1220	0	7	1994	3	5333	N	N	21112 SE 278TH PL
003	179636	0760	8/24/05	\$242,500	1220	0	7	1981	4	7368	N	N	26124 191ST PL SE
003	414245	0180	10/7/05	\$259,990	1220	0	7	2004	3	3774	N	N	22459 SE 244TH ST
003	127450	0640	4/13/05	\$213,000	1220	0	7	1968	3	9760	N	N	17520 SE 265TH ST
003	127450	0780	6/28/04	\$199,000	1220	0	7	1968	5	9000	N	N	17218 SE 265TH ST
003	414245	0140	6/18/04	\$222,500	1220	0	7	2004	3	3600	N	N	22443 SE 244TH ST
003	414245	0180	8/5/04	\$222,500	1220	0	7	2004	3	3774	N	N	22459 SE 244TH ST
003	154580	6150	4/28/03	\$206,000	1220	310	7	1988	3	17512	N	N	26500 222ND AV SE
003	127400	0510	11/24/03	\$165,000	1220	0	7	1967	4	13230	N	N	17855 SE 266TH PL
003	154580	6990	10/15/03	\$189,990	1220	400	7	1984	3	8100	N	N	22044 SE 268TH ST
003	127450	0610	8/25/04	\$170,000	1220	0	7	1968	3	9660	N	N	17511 SE 265TH ST
003	154580	7115	11/21/05	\$330,000	1230	250	7	1989	3	15470	N	N	22029 SE 260TH PL
003	179636	1240	12/8/05	\$259,950	1230	0	7	1984	4	7945	N	N	18823 SE 262ND ST
003	179636	1150	8/30/05	\$245,450	1230	0	7	1984	4	7928	N	N	18804 SE 263RD ST
003	412380	0360	8/4/04	\$240,000	1230	460	7	1986	3	7019	N	N	22213 SE 250TH ST
003	179635	0510	11/17/03	\$197,950	1230	0	7	1985	3	7150	N	N	25835 186TH PL SE
003	179635	0080	2/16/05	\$195,000	1230	0	7	1984	4	9600	N	N	26111 185TH PL SE
003	179636	1200	3/19/03	\$196,000	1230	0	7	1987	4	7179	N	N	26211 189TH PL SE
003	776040	0080	6/4/04	\$198,000	1230	0	7	1995	3	10663	N	N	19909 SE 261ST CT
003	776040	0490	2/26/03	\$185,000	1230	0	7	1994	3	11590	N	N	20114 SE 258TH ST
003	378040	0010	6/22/05	\$240,000	1240	0	7	1980	3	9000	N	N	27022 176TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	179635	0450	6/28/05	\$240,000	1240	0	7	1980	4	8750	N	N	25815 184TH PL SE
003	179635	0170	4/25/05	\$225,000	1240	0	7	1979	4	8700	N	N	25841 185TH PL SE
003	179636	0350	8/20/04	\$225,950	1240	0	7	1986	4	8659	N	N	18914 SE 263RD ST
003	179635	0210	11/11/04	\$203,000	1240	0	7	1980	4	8550	N	N	25828 184TH PL SE
003	291661	0490	11/21/03	\$215,000	1240	450	7	1983	3	10374	N	N	26241 197TH PL SE
003	221590	0460	10/6/03	\$204,950	1240	0	7	1992	3	7679	N	N	21226 SE 280TH ST
003	221590	0850	7/22/03	\$204,000	1240	0	7	1993	3	7092	N	N	27939 214TH AV SE
003	154580	5320	3/16/04	\$208,000	1240	580	7	1979	4	8576	N	N	26633 223RD PL SE
003	179635	1080	5/19/04	\$198,275	1250	0	7	1980	4	7995	N	N	26021 186TH PL SE
003	154580	8740	7/10/03	\$205,000	1250	880	7	1980	4	8100	N	N	22044 SE 271ST PL
003	154580	2930	7/15/05	\$297,500	1260	750	7	2001	3	7930	N	N	21820 SE 271ST ST
003	179637	0400	8/3/05	\$260,000	1260	0	7	1990	3	8181	N	N	25844 189TH AV SE
003	154580	4410	8/16/05	\$259,950	1260	0	7	1978	4	12718	N	N	21863 SE 265TH ST
003	154580	3510	10/21/04	\$218,950	1260	0	7	1985	3	7625	N	N	21804 SE 268TH ST
003	378040	0090	7/13/04	\$225,000	1260	0	7	1980	4	9570	N	N	27001 176TH PL SE
003	154580	1320	12/3/04	\$214,000	1260	0	7	1987	3	7320	N	N	21676 SE 268TH ST
003	412380	0550	11/16/04	\$240,000	1260	0	7	1985	3	6294	N	N	24934 LAKE WILDERNESS COUNTRY C DR SE
003	154580	2410	3/15/05	\$216,000	1260	0	7	1987	4	8751	N	N	21612 SE 271ST PL
003	154580	6900	2/18/05	\$213,500	1260	0	7	1989	3	7320	N	N	22069 SE 267TH ST
003	154580	1060	5/14/04	\$190,000	1260	0	7	1986	3	7686	N	N	21660 SE 267TH ST
003	127400	0430	10/31/03	\$194,500	1260	0	7	1967	4	12960	N	N	17625 SE 266TH PL
003	127450	0360	9/27/05	\$249,900	1270	0	7	1968	5	14535	N	N	17422 SE 266TH PL
003	154580	5040	6/21/05	\$279,950	1270	900	7	1990	3	7500	N	N	26529 222ND AV SE
003	127450	0370	9/19/05	\$220,000	1270	0	7	1968	4	10496	N	N	17416 SE 266TH PL
003	154580	6420	7/27/04	\$230,720	1270	440	7	1979	3	8999	N	N	26229 222ND PL SE
003	154580	2940	4/21/04	\$196,300	1270	0	7	1988	3	7930	N	N	21828 SE 271ST ST
003	154580	4780	8/12/04	\$197,500	1270	0	7	1983	4	8540	N	N	22018 SE 267TH ST
003	154580	7460	5/2/03	\$191,950	1270	0	7	1978	3	8058	N	N	26615 214TH AV SE
003	154580	1490	6/25/04	\$187,500	1270	0	7	1985	3	7686	N	N	21635 SE 268TH ST
003	179639	0220	12/5/05	\$272,000	1280	0	7	1992	3	7000	N	N	17633 SE 268TH PL
003	154580	2980	12/13/05	\$266,000	1280	0	7	1990	3	7930	N	N	21854 SE 271ST ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	154580	3820	5/27/05	\$260,000	1280	0	7	1988	3	7807	N	N	21860 SE 267TH ST
003	154580	3430	10/14/05	\$258,400	1280	0	7	1986	3	7930	N	N	21841 SE 268TH ST
003	417850	0840	11/8/05	\$257,450	1280	0	7	1989	3	6932	N	N	19214 SE 270TH PL
003	179638	0910	8/25/05	\$248,000	1280	0	7	1990	3	7245	N	N	26023 193RD PL SE
003	776040	0630	10/15/05	\$254,500	1280	0	7	1994	3	8136	N	N	20111 SE 258TH ST
003	940655	0110	10/11/04	\$235,200	1280	0	7	1993	3	13042	N	N	22729 SE 264TH PL
003	179639	0220	2/14/05	\$225,000	1280	0	7	1992	3	7000	N	N	17633 SE 268TH PL
003	511326	0250	4/11/05	\$235,000	1280	0	7	1991	3	6360	N	N	21804 SE 238TH ST
003	940655	0090	9/23/04	\$225,000	1280	0	7	1993	3	6770	N	N	22717 SE 264TH PL
003	179638	0910	6/17/04	\$205,000	1280	0	7	1990	3	7245	N	N	26023 193RD PL SE
003	154580	5330	9/16/04	\$215,950	1280	460	7	1979	4	9375	N	N	26707 223RD PL SE
003	154580	1380	6/4/03	\$198,000	1280	0	7	1987	4	7686	N	N	21636 SE 268TH ST
003	154580	3430	9/16/03	\$185,000	1280	0	7	1986	3	7930	N	N	21841 SE 268TH ST
003	776040	0600	2/21/03	\$195,000	1280	0	7	1994	3	15896	N	N	20213 SE 258TH ST
003	179639	0130	9/30/03	\$186,000	1280	0	7	1992	3	9359	N	N	17530 SE 268TH PL
003	776040	0350	7/25/03	\$192,000	1280	0	7	1994	3	13356	N	N	25815 201ST AV SE
003	179639	0090	4/25/03	\$182,950	1280	0	7	1992	3	7859	N	N	17618 SE 268TH PL
003	179639	0030	9/4/03	\$179,950	1280	0	7	1992	3	7520	N	N	17648 SE 268TH PL
003	179637	0120	9/14/05	\$258,500	1290	0	7	1991	3	7425	N	N	18726 SE 258TH ST
003	417850	0890	9/27/05	\$266,450	1290	330	7	1989	3	6864	N	N	19318 SE 270TH PL
003	365480	0050	5/19/05	\$249,000	1290	0	7	1993	3	5739	N	N	21846 SE 236TH PL
003	291660	0180	6/13/05	\$225,000	1290	0	7	1980	3	7803	N	N	26222 196TH PL SE
003	179638	0050	3/4/05	\$248,000	1290	370	7	1990	3	7350	N	N	19219 SE 263RD ST
003	417850	1020	6/20/05	\$250,000	1290	330	7	1989	3	12482	N	N	27035 193RD CT SE
003	179638	0240	11/19/04	\$243,950	1290	370	7	1990	3	8473	N	N	25914 193RD PL SE
003	154580	2330	2/4/03	\$213,000	1290	0	7	1987	4	7358	N	N	27117 218TH AV SE
003	221590	0120	8/16/05	\$205,000	1290	0	7	1992	3	7596	N	N	21245 SE 280TH ST
003	154580	1240	4/28/03	\$194,900	1290	0	7	1986	3	7686	N	N	21641 SE 267TH ST
003	417850	0830	9/12/03	\$220,250	1290	340	7	1989	3	7435	N	N	19208 SE 270TH PL
003	179637	0110	7/13/04	\$201,000	1290	0	7	1991	3	7350	N	N	18720 SE 258TH ST
003	179638	0120	10/25/03	\$210,000	1290	370	7	1990	3	9008	N	N	26208 193RD PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	179638	0780	4/28/03	\$210,000	1290	370	7	1990	3	9157	N	N	26130 192ND PL SE
003	154580	2870	3/25/03	\$190,950	1290	0	7	1987	4	7930	N	N	21815 SE 271ST ST
003	179638	0180	3/31/03	\$204,000	1290	370	7	1990	3	8857	N	N	26024 193RD PL SE
003	291662	0050	3/22/04	\$180,000	1290	0	7	1981	3	7850	N	N	19624 SE 264TH CT
003	179638	0150	2/26/03	\$200,000	1290	370	7	1990	3	8500	N	N	26116 193RD PL SE
003	865144	3400	11/9/05	\$240,000	1300	0	7	1976	4	5200	N	N	18919 SE 265TH ST
003	511326	0080	9/8/05	\$295,500	1300	320	7	1991	3	7003	N	N	21729 SE 239TH ST
003	940655	0150	6/17/05	\$285,000	1300	340	7	1993	3	10326	N	N	22758 SE 264TH PL
003	179638	0640	8/11/05	\$274,950	1300	370	7	1990	3	9019	N	N	19129 SE 261ST PL
003	179638	0020	10/24/05	\$268,000	1300	370	7	1990	3	7350	N	N	19201 SE 263RD ST
003	776040	0160	11/18/05	\$286,600	1300	370	7	1996	3	9570	N	N	19914 SE 260TH CT
003	511326	0120	7/14/05	\$284,950	1300	380	7	1991	3	7201	N	N	21827 SE 239TH ST
003	511326	0510	10/14/05	\$280,000	1300	320	7	1991	3	6715	N	N	21808 SE 239TH ST
003	154580	1770	5/11/05	\$234,950	1300	0	7	1987	3	6987	N	N	21647 SE 269TH ST
003	179638	0720	3/15/05	\$260,000	1300	370	7	1990	3	7511	N	N	26223 192ND PL SE
003	776040	0950	9/27/05	\$271,000	1300	340	7	1994	3	8887	N	N	25902 201ST CT SE
003	179638	0340	4/29/05	\$257,500	1300	370	7	1990	3	8036	N	N	19234 SE 259TH PL
003	154580	1740	2/18/05	\$232,000	1300	0	7	1997	3	6620	N	N	21629 SE 269TH ST
003	940655	0180	8/31/04	\$255,000	1300	340	7	1993	3	9507	N	N	22740 SE 264TH PL
003	940655	0040	1/27/05	\$259,950	1300	340	7	1994	3	14040	N	N	26430 227TH CT SE
003	940655	0200	9/16/04	\$253,950	1300	340	7	1993	3	9492	N	N	22728 SE 264TH PL
003	179638	0440	12/3/04	\$240,000	1300	370	7	1990	3	8780	N	N	25907 192ND AV SE
003	179638	0960	10/21/04	\$234,800	1300	370	7	1990	3	6824	N	N	26201 193RD PL SE
003	179638	0720	9/16/04	\$234,500	1300	370	7	1990	3	7511	N	N	26223 192ND PL SE
003	259173	0150	2/27/04	\$241,000	1300	340	7	1994	3	6865	N	N	21108 SE 278TH ST
003	259173	0130	7/1/04	\$237,000	1300	340	7	1994	3	6477	N	N	27724 211TH AV SE
003	511326	0200	6/8/04	\$239,500	1300	380	7	1991	3	9017	N	N	21914 SE 239TH ST
003	414245	0380	12/16/04	\$238,000	1300	0	7	2004	3	4598	N	N	22448 SE 243RD ST
003	414245	0520	11/21/04	\$233,450	1300	0	7	2004	3	4019	N	N	22425 SE 243RD ST
003	414245	0270	10/26/04	\$230,950	1300	0	7	2003	3	3601	N	N	24330 226TH AV SE
003	259173	0210	8/20/04	\$228,950	1300	340	7	1994	3	6445	N	N	21109 SE 278TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	414245	0420	12/7/04	\$230,950	1300	0	7	2004	3	4598	N	N	22432 SE 243RD ST
003	511326	0440	12/29/03	\$229,500	1300	380	7	1991	3	7303	N	N	21731 SE 238TH ST
003	511326	0150	2/26/04	\$228,000	1300	380	7	1991	3	6340	N	N	21911 SE 239TH ST
003	179638	0750	4/26/04	\$213,000	1300	370	7	1990	3	7059	N	N	26218 192ND PL SE
003	511326	0200	5/25/04	\$227,000	1300	380	7	1991	3	9017	N	N	21914 SE 239TH ST
003	414245	0060	5/24/04	\$226,500	1300	0	7	2004	3	3509	N	N	22411 SE 244TH ST
003	414245	0110	6/28/04	\$226,500	1300	0	7	2004	3	3600	N	N	22431 SE 244TH ST
003	414245	0160	7/15/04	\$226,500	1300	0	7	2004	3	3600	N	N	22451 SE 244TH ST
003	414245	0190	6/14/04	\$226,500	1300	0	7	2004	3	4305	N	N	22463 SE 244TH ST
003	414245	0680	7/27/04	\$226,500	1300	0	7	2004	3	3600	N	N	22420 SE 244TH ST
003	776040	0510	4/15/04	\$226,950	1300	370	7	1996	3	12312	N	N	20216 SE 258TH ST
003	179638	0520	12/9/03	\$212,000	1300	370	7	1990	3	6825	N	N	19209 SE 260TH PL
003	511326	0510	8/7/03	\$222,000	1300	320	7	1991	3	6715	N	N	21808 SE 239TH ST
003	414245	0640	5/28/04	\$221,500	1300	0	7	2004	3	3600	N	N	22436 SE 244TH ST
003	179638	0580	5/19/03	\$208,900	1300	370	7	1990	3	7350	N	N	19130 SE 261ST PL
003	776040	0930	8/6/03	\$215,000	1300	340	7	1994	3	8649	N	N	25914 201ST CT SE
003	179638	0080	4/23/04	\$202,500	1300	370	7	1990	3	8783	N	N	19237 SE 263RD ST
003	865144	3240	6/24/04	\$164,900	1300	0	7	1977	3	5200	N	N	26445 189TH AV SE
003	154580	1530	10/21/05	\$254,950	1310	0	7	1987	3	7686	N	N	21659 SE 268TH ST
003	154580	3180	5/27/05	\$255,000	1310	0	7	1999	3	7930	N	N	21854 SE 270TH ST
003	179638	1110	11/28/05	\$246,950	1310	0	7	1990	3	8977	N	N	25904 192ND AV SE
003	776040	0240	11/8/05	\$265,000	1310	0	7	1994	3	9160	N	N	19980 SE 259TH CT
003	154580	7960	6/15/05	\$234,000	1310	0	7	1990	3	9625	N	N	21323 SE 271ST PL
003	154580	8935	5/4/05	\$287,500	1310	1310	7	1979	5	8214	N	N	26209 222ND AV SE
003	808165	0140	2/11/05	\$245,000	1310	0	7	1996	3	6141	N	N	23603 SE 267TH PL
003	808165	0390	9/22/04	\$244,000	1310	0	7	1997	3	6223	N	N	23606 SE 267TH CT
003	940760	0050	9/9/04	\$233,000	1310	0	7	1988	3	6698	N	N	21701 SE 237TH ST
003	154580	1560	9/1/04	\$234,950	1310	420	7	1989	3	7320	N	N	26811 218TH AV SE
003	154580	8720	11/30/04	\$229,950	1310	460	7	1980	3	7500	N	N	27115 222ND AV SE
003	221590	1850	1/17/05	\$225,000	1310	0	7	1992	3	6999	N	N	27785 213TH CT SE
003	154580	0710	6/21/04	\$222,000	1310	310	7	1988	3	7540	N	N	21647 SE 266TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	179639	0250	9/20/04	\$253,000	1310	340	7	1992	3	8588	N	N	17653 SE 268TH PL
003	179639	0110	9/28/04	\$247,500	1310	340	7	1992	3	9479	N	N	17610 SE 268TH PL
003	365480	0170	2/11/03	\$209,900	1310	0	7	1994	3	5743	N	N	21835 SE 236TH PL
003	179638	1150	7/21/03	\$196,000	1310	0	7	1990	3	11190	N	N	19224 SE 260TH PL
003	221590	1620	9/10/03	\$200,000	1310	0	7	1993	3	7216	N	N	27759 214TH AV SE
003	776040	1020	8/26/03	\$199,950	1310	0	7	1994	3	7980	N	N	25910 202ND AV SE
003	808165	0110	2/10/03	\$202,000	1310	0	7	1997	3	9622	N	N	26715 236TH PL SE
003	776040	0960	4/15/03	\$186,500	1310	0	7	1994	3	9947	N	N	25903 202ND AV SE
003	221590	1770	12/21/05	\$268,500	1320	0	7	1992	3	7000	N	N	27746 212TH PL SE
003	940652	1060	7/21/05	\$272,000	1320	0	7	1995	3	8107	N	N	26746 230TH PL SE
003	940652	0140	7/12/05	\$266,000	1320	0	7	1996	3	18690	N	N	26404 231ST PL SE
003	154580	0730	5/6/05	\$222,950	1320	0	7	1968	3	7540	N	N	21659 SE 266TH ST
003	865144	3440	3/15/05	\$204,950	1320	0	7	1976	3	6696	N	N	26317 187TH CT SE
003	154580	1330	10/8/04	\$214,950	1320	0	7	1986	3	7686	N	N	21666 SE 268TH ST
003	940652	1060	3/11/04	\$224,950	1320	0	7	1995	3	8107	N	N	26746 230TH PL SE
003	154580	7000	10/7/03	\$196,800	1320	0	7	1986	3	8100	N	N	22202 SE 268TH ST
003	221590	1920	9/24/03	\$213,450	1320	0	7	1993	3	6673	N	N	27792 213TH CT SE
003	940652	0840	10/3/03	\$219,500	1320	0	7	1995	3	10346	N	N	26718 227TH AV SE
003	292206	9154	11/12/04	\$199,500	1320	0	7	1978	4	9583	N	N	26215 197TH AV SE
003	940652	0760	10/1/03	\$211,098	1320	0	7	1995	3	8514	N	N	22933 SE 266TH ST
003	940652	0710	3/21/03	\$209,450	1320	0	7	1995	3	8268	N	N	22823 SE 266TH ST
003	179635	0540	7/10/03	\$194,500	1320	0	7	1981	4	8450	N	N	25901 186TH PL SE
003	154580	5690	9/16/03	\$189,950	1320	0	7	1985	4	8840	N	N	22018 SE 266TH PL
003	154580	8760	7/10/03	\$195,000	1320	350	7	1989	3	8100	N	N	22028 SE 271ST ST
003	154580	0730	11/17/03	\$170,000	1320	0	7	1968	3	7540	N	N	21659 SE 266TH ST
003	154580	2110	11/23/05	\$274,900	1330	390	7	1990	3	7698	N	N	21666 SE 271ST ST
003	417850	0940	12/23/05	\$262,000	1330	0	7	1989	3	10691	N	N	19331 SE 270TH PL
003	179635	0780	8/25/05	\$276,000	1330	330	7	1981	4	8925	N	N	26006 186TH PL SE
003	179635	0160	8/22/05	\$264,950	1330	280	7	1980	4	8400	N	N	25847 185TH PL SE
003	222206	9051	9/9/03	\$299,000	1330	1150	7	1981	3	35104	N	N	24420 228TH AV SE
003	154580	4920	10/22/04	\$199,000	1330	0	7	1986	3	7500	N	N	26611 221ST PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	940760	0280	10/28/03	\$210,000	1330	0	7	1987	3	8448	N	N	21624 SE 237TH ST
003	154580	2590	9/28/04	\$185,000	1330	0	7	1989	3	8000	N	N	21807 SE 271ST PL
003	291660	0030	6/22/04	\$185,000	1330	0	7	1980	3	7424	N	N	26215 196TH PL SE
003	154580	2490	12/6/05	\$260,000	1340	0	7	1987	3	7875	N	N	21643 SE 271ST PL
003	154580	1650	11/7/05	\$259,500	1340	0	7	1986	3	7686	N	N	21628 SE 269TH ST
003	511615	0070	6/9/04	\$272,950	1340	380	7	1996	3	14762	N	N	21671 SE 239TH PL
003	511615	0120	8/13/04	\$259,950	1340	380	7	1996	3	6108	N	N	21658 SE 239TH PL
003	412380	0290	1/14/05	\$224,500	1340	0	7	1986	3	6203	N	N	25003 222ND CT SE
003	154580	6540	1/1/03	\$198,950	1340	0	7	1978	4	8000	N	N	26236 222ND PL SE
003	511615	0150	5/26/04	\$229,950	1340	380	7	1996	3	6108	N	N	21646 SE 239TH PL
003	412380	0320	9/18/03	\$205,000	1340	0	7	1986	3	5434	N	N	25016 222ND CT SE
003	412380	0280	12/15/03	\$190,000	1340	0	7	1986	3	5606	N	N	22121 SE 250TH ST
003	154580	7700	5/19/03	\$185,000	1340	600	7	1978	3	8395	N	N	26918 213TH PL SE
003	154580	3630	4/26/05	\$235,000	1350	0	7	1997	3	7930	N	N	21843 SE 267TH ST
003	154580	1270	1/6/05	\$230,100	1350	370	7	1988	3	7686	N	N	21659 SE 267TH ST
003	154580	3630	3/18/03	\$197,900	1350	0	7	1997	3	7930	N	N	21843 SE 267TH ST
003	776040	0310	4/7/04	\$224,000	1350	340	7	1994	3	10228	N	N	25839 201ST AV SE
003	154580	8960	8/18/03	\$190,000	1350	0	7	1986	4	8960	N	N	22205 SE 268TH ST
003	864821	0400	2/12/03	\$197,000	1350	0	7	1987	3	7595	N	N	26626 199TH PL SE
003	154580	4850	9/20/05	\$266,950	1360	320	7	1984	3	7500	N	N	26628 221ST AV SE
003	154580	0940	4/9/03	\$198,000	1360	0	7	1990	3	7686	N	N	21625 SE 266TH PL
003	417850	0300	8/7/03	\$220,000	1360	370	7	1990	3	6653	N	N	19026 SE 271ST ST
003	154580	2370	3/21/03	\$188,500	1360	0	7	1984	4	8262	N	N	21638 SE 271ST PL
003	154580	1370	8/12/03	\$196,500	1370	0	7	1987	3	7686	N	N	21642 SE 268TH ST
003	154580	2070	7/3/03	\$194,047	1370	0	7	1984	3	7332	N	N	27005 218TH AV SE
003	179636	0440	6/24/03	\$194,000	1370	0	7	1981	4	9563	N	N	26217 190TH PL SE
003	179635	0610	11/24/03	\$209,965	1370	660	7	1980	4	10620	N	N	25836 185TH PL SE
003	154580	0700	6/14/05	\$275,000	1380	400	7	1988	3	7540	N	N	21641 SE 266TH ST
003	154580	4820	8/13/04	\$225,000	1380	0	7	1988	3	7500	N	N	26610 221ST AV SE
003	865144	2090	11/18/05	\$195,000	1380	0	7	1977	4	5100	N	N	26706 186TH AV SE
003	154580	4820	3/3/03	\$200,000	1380	0	7	1988	3	7500	N	N	26610 221ST AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	154580	4620	1/14/04	\$228,900	1380	910	7	1998	3	7750	N	N	21872 SE 265TH ST
003	179635	0140	7/17/03	\$201,900	1380	0	7	1979	4	8400	N	N	25909 185TH PL SE
003	154580	0700	4/21/03	\$199,900	1380	400	7	1988	3	7540	N	N	21641 SE 266TH ST
003	154580	4620	1/13/03	\$205,000	1380	910	7	1998	3	7750	N	N	21872 SE 265TH ST
003	154580	1520	2/14/05	\$233,700	1390	0	7	1984	3	7686	N	N	21653 SE 268TH ST
003	179635	0440	3/16/05	\$242,000	1390	0	7	1987	3	7490	N	N	25821 184TH PL SE
003	179635	0360	7/7/04	\$222,000	1390	0	7	1987	3	7840	N	N	18333 SE 259TH CT
003	179635	0480	8/19/04	\$221,000	1390	0	7	1987	3	7500	N	N	18544 SE 258TH PL
003	940656	0140	11/5/04	\$235,000	1390	0	7	1996	3	8151	N	N	22725 SE 266TH ST
003	179635	0690	6/9/04	\$209,950	1390	0	7	1987	3	8250	N	N	25816 186TH PL SE
003	940656	0120	2/19/04	\$219,950	1390	0	7	1996	3	6500	N	N	22737 SE 266TH ST
003	864821	0090	4/26/04	\$215,500	1390	0	7	1985	3	6071	N	N	19819 SE 267TH PL
003	291661	0350	5/1/03	\$225,000	1390	860	7	1983	3	6532	N	N	26236 197TH PL SE
003	412700	0045	7/27/04	\$314,950	1390	250	7	1960	4	6256	Y	Y	25442 LAKE WILDERNESS LN
003	776040	0590	5/9/03	\$226,950	1390	340	7	1995	3	10921	N	N	20219 SE 258TH ST
003	776040	0770	10/7/03	\$216,900	1390	290	7	1994	3	7225	N	N	25838 201ST AV SE
003	179635	0270	5/12/03	\$190,450	1390	0	7	1987	3	6825	N	N	25908 184TH PL SE
003	179635	0280	6/16/03	\$188,490	1390	0	7	1987	3	9086	N	N	25912 184TH PL SE
003	154580	1120	1/7/03	\$189,000	1390	0	7	1997	3	8442	N	N	21626 SE 267TH ST
003	154580	4240	5/16/05	\$238,950	1400	0	7	1986	4	6865	N	N	21858 SE 266TH ST
003	412380	0310	1/21/03	\$211,000	1400	0	7	1986	3	5028	N	N	25011 222ND CT SE
003	291662	0320	7/13/05	\$255,000	1410	0	7	1983	3	8725	N	N	26425 199TH PL SE
003	154580	0880	3/23/05	\$232,000	1410	0	7	1969	3	7995	N	N	21608 SE 266TH PL
003	154580	8945	7/24/04	\$234,000	1410	0	7	1989	3	8288	N	N	26904 222ND AV SE
003	291661	0150	2/2/05	\$229,950	1410	0	7	1983	3	7265	N	N	19809 SE 263RD PL
003	221590	0220	6/13/05	\$240,000	1410	0	7	1992	3	9839	N	N	21150 SE 280TH PL
003	154580	7330	9/13/04	\$229,950	1410	0	7	1989	4	8967	N	N	21418 SE 265TH PL
003	154580	6530	10/31/03	\$221,000	1410	0	7	1983	4	8000	N	N	26244 222ND PL SE
003	221590	1280	8/25/04	\$225,000	1410	0	7	1993	3	7700	N	N	27740 215TH PL SE
003	221590	1760	5/19/04	\$215,000	1410	0	7	1992	3	7000	N	N	27738 212TH PL SE
003	337000	0035	7/7/03	\$255,500	1410	1100	7	1975	4	11341	N	N	27249 208TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	221590	1280	5/7/03	\$210,000	1410	0	7	1993	3	7700	N	N	27740 215TH PL SE
003	940645	0070	6/21/04	\$265,500	1414	730	7	1998	3	7854	N	N	23825 216TH PL SE
003	179620	0420	1/11/05	\$219,000	1420	0	7	1977	4	10500	N	N	27625 168TH AV SE
003	856200	0290	11/10/03	\$206,950	1420	0	7	1985	3	9332	N	N	26439 197TH PL SE
003	940658	0030	7/10/03	\$205,000	1420	0	7	1994	3	6846	N	N	21814 SE 249TH PL
003	221590	2040	4/25/03	\$227,000	1420	0	7	2002	3	44837	N	N	28221 216TH AV SE
003	259173	0180	3/20/03	\$199,500	1420	0	7	1994	3	6113	N	N	21122 SE 278TH PL
003	940658	0140	7/24/03	\$192,000	1420	0	7	1994	3	9191	N	N	21921 SE 249TH PL
003	127400	0090	9/1/05	\$250,000	1430	0	7	1967	3	12960	N	N	17626 SE 266TH PL
003	776040	0330	4/7/05	\$239,950	1430	0	7	1994	3	8156	N	N	25827 201ST AV SE
003	856200	0140	4/7/04	\$202,500	1430	0	7	1984	3	7200	N	N	19814 SE 265TH ST
003	417850	0380	4/10/03	\$209,950	1430	0	7	1990	3	6500	N	N	19039 SE 270TH ST
003	127400	0170	1/14/03	\$185,000	1430	0	7	1967	3	12864	N	N	17605 SE 267TH PL
003	154580	2920	6/23/05	\$259,000	1440	0	7	1990	3	7930	N	N	21816 SE 271ST ST
003	337000	0151	8/26/05	\$318,900	1440	1000	7	1972	4	22124	N	N	27442 208TH AV SE
003	864821	0650	10/12/05	\$274,000	1450	0	7	1986	3	7506	N	N	19804 SE 267TH PL
003	179638	0540	7/21/05	\$259,000	1450	0	7	1990	3	7776	N	N	19221 SE 260TH PL
003	154580	4280	9/8/04	\$268,000	1450	1310	7	1979	4	8606	N	N	21833 SE 265TH WY
003	179635	0090	8/6/04	\$221,450	1450	0	7	1979	4	12800	N	N	26103 185TH PL SE
003	154580	4050	5/20/04	\$211,450	1450	0	7	1989	3	11637	N	N	21852 SE 266TH PL
003	864821	0760	7/20/04	\$218,000	1450	0	7	1985	3	7377	N	N	19724 SE 266TH PL
003	179635	0090	8/11/03	\$208,000	1450	0	7	1979	4	12800	N	N	26103 185TH PL SE
003	417850	0700	8/16/04	\$210,000	1450	0	7	1990	3	6966	N	N	19035 SE 271ST ST
003	864821	0110	1/23/03	\$180,000	1450	0	7	1985	3	6071	N	N	19831 SE 267TH PL
003	154580	1300	10/21/05	\$264,500	1460	0	7	1984	3	7320	N	N	26711 218TH AV SE
003	179642	0060	11/9/05	\$335,950	1460	950	7	1995	3	8703	N	N	17638 SE 269TH PL
003	365480	0020	9/19/05	\$299,990	1460	700	7	1993	3	8183	N	N	23620 219TH PL SE
003	154580	2450	3/28/05	\$244,000	1460	370	7	1989	3	7875	N	N	21617 SE 271ST PL
003	154580	2450	7/27/04	\$224,950	1460	370	7	1989	3	7875	N	N	21617 SE 271ST PL
003	179642	0010	3/24/04	\$275,500	1460	950	7	1995	3	6780	N	N	17608 SE 269TH PL
003	179642	0060	7/8/03	\$255,000	1460	950	7	1995	3	8703	N	N	17638 SE 269TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	154580	6080	6/20/03	\$187,500	1460	0	7	1976	4	10560	N	N	26542 222ND AV SE
003	154580	6430	8/25/05	\$307,500	1470	330	7	1979	4	8000	N	N	26237 222ND PL SE
003	154580	8130	11/2/05	\$254,338	1470	0	7	1983	4	8100	N	N	22020 SE 269TH ST
003	179637	0760	6/28/05	\$259,000	1470	0	7	1990	3	6863	N	N	26011 188TH AV SE
003	154580	0840	10/7/04	\$230,000	1470	0	7	1988	3	7540	N	N	21634 SE 266TH PL
003	412380	0150	12/16/04	\$250,000	1470	0	7	1985	3	7713	N	N	25106 LAKE WILDERNESS COUNTRY C DR SE
003	291662	0260	8/4/03	\$215,000	1470	0	7	1989	3	9459	N	N	26410 199TH PL SE
003	179637	0290	2/17/04	\$222,000	1470	0	7	1990	3	7211	N	N	25853 189TH AV SE
003	252531	0350	8/14/04	\$215,000	1470	0	7	1980	4	12500	N	N	26708 233RD CT SE
003	154580	8150	8/25/03	\$206,950	1470	0	7	1987	3	8300	N	N	22004 SE 269TH ST
003	776040	1040	9/23/03	\$213,000	1470	0	7	1996	3	8917	N	N	25806 203RD AV SE
003	412700	0180	10/12/05	\$295,000	1476	0	7	1996	3	6500	N	N	25600 LAKE WILDERNESS PL
003	302206	9084	4/21/05	\$308,000	1476	692	7	2000	3	9520	N	N	27110 186TH AV SE
003	412700	0180	5/20/04	\$239,950	1476	0	7	1996	3	6500	N	N	25600 LAKE WILDERNESS PL
003	154580	4270	12/6/05	\$272,000	1480	0	7	1987	3	8576	N	N	21839 SE 265TH WY
003	154580	2910	10/24/05	\$260,000	1480	0	7	1990	3	7625	N	N	27022 218TH AV SE
003	412380	0540	10/6/04	\$255,000	1480	0	7	1985	3	6437	N	N	24940 LAKE WILDERNESS COUNTRY C DR SE
003	864821	0420	6/20/05	\$232,000	1480	0	7	1986	3	7737	N	N	19901 SE 266TH ST
003	154580	3150	6/20/03	\$195,000	1480	0	7	1991	3	7930	N	N	21834 SE 270TH ST
003	179637	0260	12/20/05	\$272,000	1490	0	7	1990	3	7601	N	N	25920 188TH AV SE
003	179638	1100	8/9/05	\$254,995	1490	0	7	1990	3	8485	N	N	19211 SE 259TH PL
003	412380	0410	7/9/04	\$262,500	1490	0	7	1988	3	7205	N	N	22236 SE 250TH ST
003	179636	1210	12/27/04	\$238,300	1490	0	7	1987	4	6883	N	N	26205 189TH PL SE
003	179637	0410	8/6/04	\$229,950	1490	0	7	1990	3	7200	N	N	25852 189TH AV SE
003	179637	0930	11/21/03	\$225,000	1490	0	7	1990	3	8102	N	N	18723 SE 258TH ST
003	864822	0160	8/11/04	\$218,000	1490	0	7	1988	3	10601	N	N	27036 200TH AV SE
003	154580	4730	6/11/03	\$190,000	1490	0	7	1990	3	9870	N	N	26627 221ST AV SE
003	154580	0420	9/1/05	\$269,900	1500	0	7	1987	4	13974	N	N	26711 216TH AV SE
003	179637	0130	4/8/05	\$259,900	1500	0	7	1991	3	8238	N	N	18732 SE 258TH ST
003	154580	1350	5/18/05	\$247,000	1500	0	7	1987	3	7686	N	N	21654 SE 268TH ST
003	179637	0100	1/20/05	\$233,000	1500	0	7	1991	3	7350	N	N	18714 SE 258TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	154580	3640	2/11/05	\$218,000	1500	0	7	1987	3	7930	N	N	21833 SE 267TH ST
003	412380	0430	5/21/03	\$219,500	1500	0	7	1986	3	7484	N	N	22228 SE 250TH ST
003	154580	3640	10/29/03	\$194,750	1500	0	7	1987	3	7930	N	N	21833 SE 267TH ST
003	154580	4980	5/13/04	\$211,500	1510	0	7	1989	3	6900	N	N	26514 221ST PL SE
003	154580	3650	4/22/03	\$194,000	1510	0	7	1984	3	7930	N	N	21827 SE 267TH ST
003	417850	0740	7/27/05	\$273,750	1520	0	7	1989	3	7001	N	N	19113 SE 271ST CT
003	179670	0020	4/15/05	\$265,000	1520	0	7	2001	3	4309	N	N	26105 184TH AV SE
003	154580	4390	11/19/04	\$220,000	1520	0	7	1986	3	6500	N	N	21847 SE 265TH ST
003	414245	0330	1/27/05	\$255,450	1520	0	7	2004	3	4170	N	N	24312 226TH AV SE
003	414245	0440	2/2/05	\$254,950	1520	0	7	2004	3	3883	N	N	22424 SE 243RD ST
003	414245	0480	3/7/05	\$254,250	1520	0	7	2004	3	3593	N	N	22408 SE 243RD ST
003	414245	0570	10/18/04	\$250,950	1520	0	7	2004	3	4610	N	N	24315 226TH AV SE
003	414245	0210	7/26/04	\$248,500	1520	0	7	2004	3	3600	N	N	22471 SE 244TH ST
003	414245	0610	11/18/04	\$248,500	1520	0	7	2004	3	3600	N	N	22448 SE 244TH ST
003	414245	0090	7/14/04	\$246,500	1520	0	7	2004	3	3600	N	N	22423 SE 244TH ST
003	414245	0130	8/17/04	\$246,500	1520	0	7	2004	3	3600	N	N	22439 SE 244TH ST
003	414245	0170	7/16/04	\$246,500	1520	0	7	2004	3	3606	N	N	22454 SE 244TH ST
003	680700	0220	11/29/04	\$319,950	1520	0	7	1979	3	11834	Y	Y	21621 SE 259TH ST
003	179670	0250	4/14/04	\$222,500	1520	0	7	2001	3	5122	N	N	18325 SE 261ST CT
003	154580	0430	7/1/03	\$193,600	1520	0	7	1987	3	14033	N	N	26717 216TH AV SE
003	179635	0340	11/16/05	\$280,000	1530	0	7	1985	3	6600	N	N	18345 SE 259TH CT
003	179635	0240	4/6/05	\$247,550	1530	0	7	1980	4	7350	N	N	25846 184TH PL SE
003	154580	1050	4/28/05	\$242,950	1530	0	7	1987	3	7686	N	N	21666 SE 267TH ST
003	856200	0150	3/4/05	\$239,500	1530	0	7	1984	3	7836	N	N	19808 SE 265TH ST
003	179637	0200	11/10/04	\$235,000	1530	0	7	1990	3	7378	N	N	25826 188TH AV SE
003	179635	1131	5/3/04	\$220,000	1530	0	7	1989	3	10129	N	N	18326 SE 259TH CT
003	154580	3790	12/18/03	\$206,000	1530	0	7	1987	3	7931	N	N	21842 SE 267TH ST
003	776040	0140	7/16/04	\$220,000	1530	0	7	1996	3	8449	N	N	19907 SE 260TH CT
003	856200	0150	9/17/03	\$205,950	1530	0	7	1984	3	7836	N	N	19808 SE 265TH ST
003	154580	4460	10/6/03	\$195,000	1530	0	7	1987	3	9362	N	N	21848 SE 265TH WY
003	127400	0160	4/28/03	\$185,000	1530	0	7	1967	3	13300	N	N	26621 176TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	680700	0071	3/25/03	\$249,000	1530	1350	7	1979	4	14500	N	N	26021 216TH PL SE
003	776040	0010	4/23/03	\$200,000	1530	0	7	1994	3	8076	N	N	26129 200TH AV SE
003	154580	1170	7/19/05	\$264,000	1540	0	7	1997	3	7772	N	N	26708 216TH AV SE
003	865144	2210	2/18/05	\$208,950	1540	0	7	1977	3	4875	N	N	26648 TIMBERLANE DR SE
003	179637	1050	6/24/04	\$227,500	1540	0	7	1990	3	8366	N	N	18615 SE 259TH ST
003	179637	0870	10/22/03	\$218,000	1540	0	7	1992	3	8608	N	N	18729 SE 258TH PL
003	154580	2610	4/25/03	\$209,990	1540	0	7	2003	3	8125	N	N	21819 271ST PL SE
003	154580	1170	5/24/03	\$205,000	1540	0	7	1997	3	7772	N	N	26708 216TH AV SE
003	302206	9083	9/11/03	\$192,000	1540	0	7	1963	3	21273	N	N	27114 186TH AV SE
003	154580	1160	8/26/05	\$254,000	1550	0	7	1987	3	7822	N	N	21605 SE 267TH ST
003	865144	3170	6/14/05	\$239,500	1550	0	7	1977	4	5200	N	N	26429 189TH AV SE
003	776040	0750	2/1/05	\$245,000	1550	0	7	1994	3	7731	N	N	20113 SE 258TH PL
003	940645	0020	3/1/05	\$280,050	1550	990	7	1998	3	6674	N	N	23921 216TH PL SE
003	864820	0130	7/3/03	\$205,900	1550	0	7	1983	3	7015	N	N	19721 SE 265TH ST
003	179639	0170	12/15/05	\$275,000	1560	0	7	1992	3	7552	N	N	17601 SE 268TH PL
003	776040	0230	8/25/05	\$279,500	1560	0	7	1994	3	7809	N	N	19976 SE 259TH CT
003	865144	3300	9/12/05	\$250,000	1560	0	7	1976	4	5200	N	N	18854 SE 265TH ST
003	154580	1620	6/23/05	\$246,000	1560	0	7	1987	3	7686	N	N	21648 SE 269TH ST
003	940658	0100	10/6/05	\$264,000	1560	0	7	1994	3	8618	N	N	21819 SE 249TH PL
003	154580	4360	7/9/04	\$229,000	1560	0	7	1964	4	6500	N	N	21827 SE 265TH ST
003	776040	0200	12/30/04	\$239,900	1560	0	7	1994	3	9049	N	N	19989 SE 259TH CT
003	414245	0280	4/29/05	\$258,950	1560	0	7	2004	3	3600	N	N	24326 226TH AV SE
003	414245	0360	5/3/05	\$258,950	1560	0	7	2004	3	4039	N	N	22456 SE 243RD ST
003	414245	0450	5/27/05	\$258,950	1560	0	7	2004	3	3600	N	N	22420 SE 243RD ST
003	414245	0400	3/9/05	\$253,950	1560	0	7	2004	3	5204	N	N	22440 SE 243RD ST
003	414245	0070	12/20/04	\$244,950	1560	0	7	2004	3	3717	N	N	22415 244TH ST SE
003	414245	0200	12/23/04	\$244,950	1560	0	7	2004	3	3600	N	N	22467 SE 244TH ST
003	414245	0320	1/18/05	\$244,950	1560	0	7	2004	3	4237	N	N	24316 226TH AV SE
003	414245	0650	12/22/04	\$244,950	1560	0	7	2004	3	3600	N	N	22432 SE 244TH ST
003	414245	0690	1/3/05	\$244,500	1560	0	7	2004	3	3840	N	N	22416 SE 244TH ST
003	865144	3300	3/17/04	\$197,950	1560	0	7	1976	4	5200	N	N	18854 SE 265TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	415630	0080	6/18/03	\$195,000	1560	0	7	1980	3	9684	N	N	21236 SE 271ST PL
003	417850	0370	8/22/03	\$216,000	1560	0	7	1990	3	7454	N	N	19049 SE 270TH ST
003	154580	5450	8/10/03	\$199,950	1560	0	7	1988	3	7500	N	N	26548 221ST AV SE
003	179637	0530	5/8/03	\$206,950	1560	0	7	1990	3	7456	N	N	19030 SE 260TH ST
003	776040	0730	10/2/03	\$212,000	1560	0	7	1994	3	9079	N	N	20125 SE 258TH PL
003	154580	6180	5/28/03	\$204,950	1560	0	7	1997	3	11880	N	N	26338 222ND AV SE
003	154580	3580	8/4/05	\$255,000	1570	0	7	1988	3	7930	N	N	21854 SE 268TH ST
003	365480	0100	10/13/04	\$243,450	1570	0	7	1994	3	5888	N	N	21810 SE 236TH PL
003	154580	8600	3/1/04	\$225,000	1570	0	7	1986	4	8100	N	N	22030 SE 271ST ST
003	259173	0170	6/28/04	\$220,000	1570	0	7	1994	3	7049	N	N	21118 SE 278TH PL
003	154580	3580	5/19/03	\$192,450	1570	0	7	1988	3	7930	N	N	21854 SE 268TH ST
003	154580	5650	6/5/03	\$190,000	1570	0	7	1987	3	7560	N	N	26539 221ST AV SE
003	154580	2240	6/29/04	\$229,950	1570	1510	7	1972	4	8761	N	N	21627 SE 271ST ST
003	221590	1830	11/8/05	\$290,000	1580	0	7	1992	3	8038	N	N	21212 SE 278TH WY
003	221590	2000	6/3/05	\$284,950	1580	0	7	1993	3	6441	N	N	21318 SE 277TH PL
003	221590	1910	7/22/05	\$285,000	1580	0	7	1992	3	7519	N	N	27784 213TH CT SE
003	179637	0820	6/22/05	\$267,500	1580	0	7	1990	3	8074	N	N	25923 188TH AV SE
003	221590	1200	4/2/04	\$235,000	1580	0	7	1992	3	7480	N	N	21446 SE 277TH ST
003	940656	0010	6/25/04	\$241,000	1580	0	7	1996	3	6128	N	N	22718 SE 266TH ST
003	940656	0180	6/14/04	\$238,500	1580	0	7	1996	3	8397	N	N	22719 SE 266TH ST
003	940656	0050	2/21/03	\$225,000	1580	0	7	1996	3	5997	N	N	22744 SE 266TH ST
003	221590	1830	2/27/03	\$210,000	1580	0	7	1992	3	8038	N	N	21212 SE 278TH WY
003	864820	0070	5/1/03	\$190,000	1580	0	7	1983	3	9487	N	N	26628 197TH PL SE
003	179637	0510	4/20/05	\$266,950	1590	0	7	1990	3	7708	N	N	19018 SE 260TH ST
003	179637	0450	4/6/05	\$264,950	1590	0	7	1990	3	15577	N	N	25923 189TH CT SE
003	417850	0340	5/16/05	\$263,834	1590	0	7	1990	3	6724	N	N	27025 191ST PL SE
003	127450	0580	10/31/05	\$229,500	1590	0	7	1968	3	10147	N	N	26520 175TH AV SE
003	776040	0300	9/16/04	\$254,000	1590	0	7	1994	3	8748	N	N	25845 201ST AV SE
003	154580	5080	11/17/04	\$236,800	1590	0	7	1990	3	7500	N	N	26541 222ND AV SE
003	856200	0050	11/24/04	\$225,000	1590	0	7	1983	3	6245	N	N	19709 SE 265TH ST
003	179637	0800	6/11/03	\$220,000	1590	0	7	1990	3	8925	N	N	18628 SE 260TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	179642	0080	5/6/03	\$219,500	1590	0	7	1995	3	6566	N	N	17641 SE 269TH PL
003	154580	4170	11/5/03	\$209,000	1590	0	7	1986	3	7500	N	N	26615 220TH PL SE
003	221590	1660	8/22/03	\$228,900	1590	0	7	1994	3	6884	N	N	21341 SE 277TH PL
003	154580	4800	12/31/03	\$216,000	1590	0	7	1986	4	8540	N	N	26670 220TH PL SE
003	179637	0420	3/8/04	\$212,000	1590	0	7	1990	3	7251	N	N	25858 189TH AV SE
003	415630	0220	10/24/05	\$257,400	1600	0	7	1980	3	9604	N	N	21226 SE 271ST ST
003	154580	6050	9/16/03	\$209,000	1600	0	7	1987	3	11250	N	N	26560 222ND AV SE
003	415630	0220	8/27/03	\$186,600	1600	0	7	1980	3	9604	N	N	21226 SE 271ST ST
003	154580	1750	8/8/05	\$249,950	1610	0	7	1997	3	6743	N	N	21637 SE 269TH ST
003	144130	0130	11/16/04	\$276,000	1610	0	7	1994	3	8544	N	N	21606 SE 257TH PL
003	154580	0100	8/30/05	\$229,550	1610	0	7	1952	3	7500	N	N	21521 SE 265TH PL
003	865144	3330	9/22/04	\$222,000	1610	0	7	1976	4	5200	N	N	18851 SE 265TH ST
003	414245	0010	3/28/05	\$266,450	1610	0	7	2004	3	4754	N	N	22401 SE 244TH ST
003	414245	0410	3/30/05	\$263,450	1610	0	7	2004	3	3788	N	N	22436 SE 243RD ST
003	221590	0560	6/19/04	\$239,500	1610	0	7	1992	3	6910	N	N	27921 215TH PL SE
003	414245	0370	4/15/05	\$261,250	1610	0	7	2004	3	4266	N	N	22452 SE 243RD ST
003	252540	0040	3/4/05	\$286,000	1610	580	7	2005	3	6215	N	N	26809 233RD CT SE
003	414245	0500	2/8/05	\$257,950	1610	0	7	2004	3	3460	N	N	22417 SE 243RD ST
003	414245	0040	6/14/04	\$253,500	1610	0	7	2004	3	5024	N	N	22407 SE 244TH ST
003	252540	0110	2/23/05	\$275,950	1610	580	7	2005	3	9047	N	N	23311 SE 269TH ST
003	221590	0590	9/23/03	\$231,500	1610	0	7	1992	3	7832	N	N	21503 SE 279TH CT
003	414245	0120	11/22/04	\$244,950	1610	0	7	2004	3	3600	N	N	22435 SE 244TH ST
003	414245	0220	12/1/04	\$244,950	1610	0	7	2004	3	3431	N	N	22475 SE 244TH ST
003	414245	0630	12/9/04	\$240,000	1610	0	7	2004	3	3600	N	N	22440 SE 244TH ST
003	414245	0590	12/7/04	\$237,500	1610	0	7	2004	3	3823	N	N	22456 SE 244TH ST
003	144130	0050	2/9/04	\$224,000	1610	0	7	1994	3	7910	N	N	21638 SE 258TH ST
003	864810	0060	9/9/03	\$229,000	1610	0	7	1998	3	8165	N	N	26516 201ST CT SE
003	154580	3445	7/3/03	\$189,000	1610	0	7	1990	3	7930	N	N	21827 SE 268TH ST
003	680700	0030	7/11/03	\$239,000	1620	0	7	2003	3	16350	N	N	21254 SE 262ND ST
003	154580	1260	5/30/03	\$212,829	1620	0	7	1989	3	7686	N	N	21653 SE 267TH ST
003	412381	0020	9/19/03	\$229,900	1620	0	7	1999	3	6767	N	N	25207 LAKE WILDERNESS COUNTRY C DR SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	221590	0300	5/31/05	\$293,000	1630	0	7	1992	3	10767	N	N	27925 212TH PL SE
003	221590	0310	7/27/05	\$274,950	1630	0	7	1992	3	6686	N	N	27917 212TH PL SE
003	154580	6280	9/1/05	\$252,000	1630	0	7	1997	3	11800	N	N	26106 220TH PL SE
003	940652	1210	4/19/04	\$249,900	1630	0	7	1997	3	11922	N	N	26729 232ND AV SE
003	154580	0800	2/20/04	\$225,000	1630	0	7	1984	3	7540	N	N	21658 SE 266TH PL
003	179637	0560	8/14/03	\$221,000	1630	0	7	1990	3	6825	N	N	19019 SE 260TH ST
003	221590	0050	7/21/03	\$223,245	1630	0	7	1992	3	7810	N	N	27912 215TH PL SE
003	221590	0330	10/3/03	\$220,000	1630	0	7	1992	3	6734	N	N	27901 212TH PL SE
003	417850	0670	1/21/03	\$214,999	1630	0	7	1990	3	7800	N	N	19017 SE 271ST ST
003	864821	0460	10/1/03	\$203,900	1630	0	7	1985	3	7499	N	N	19925 SE 266TH ST
003	154580	4200	9/13/05	\$265,000	1640	0	7	1987	3	8125	N	N	26564 218TH AV SE
003	179637	0040	4/28/05	\$263,500	1640	0	7	1990	3	7350	N	N	25821 187TH AV SE
003	417850	0730	10/20/04	\$246,000	1640	0	7	1989	3	7867	N	N	19111 SE 271ST CT
003	154580	1870	7/27/04	\$231,000	1640	0	7	1999	3	7116	N	N	21656 SE 270TH ST
003	179637	0040	5/23/03	\$220,000	1640	0	7	1990	3	7350	N	N	25821 187TH AV SE
003	154580	4320	1/21/04	\$208,000	1640	0	7	1997	3	7500	N	N	26504 218TH AV SE
003	940652	0650	3/31/05	\$279,500	1646	0	7	1994	3	7298	N	N	22840 SE 264TH CT
003	940652	0080	6/6/05	\$276,500	1646	0	7	1996	3	12888	N	N	26602 231ST PL SE
003	940652	1110	10/20/04	\$261,999	1646	0	7	1996	3	8887	N	N	26773 231ST PL SE
003	940652	0910	7/12/04	\$246,550	1646	0	7	1995	3	8276	N	N	26715 224TH AV SE
003	940652	1160	5/14/04	\$248,425	1646	0	7	1995	3	9857	N	N	26780 231ST PL SE
003	940652	0060	6/21/04	\$247,550	1646	0	7	1996	3	13317	N	N	26618 231ST PL SE
003	940652	0700	5/16/03	\$240,000	1646	0	7	1995	3	8351	N	N	22815 SE 266TH ST
003	940652	0200	8/27/03	\$232,500	1646	0	7	1996	3	7989	N	N	26611 231ST PL SE
003	940652	0040	3/24/03	\$223,500	1646	0	7	1996	3	8479	N	N	26626 231ST PL SE
003	179620	0160	6/6/05	\$252,500	1650	0	7	1977	3	8670	N	N	27816 166TH AV SE
003	154580	8140	12/22/04	\$228,600	1650	0	7	2001	3	8100	N	N	22012 SE 269TH ST
003	179620	0600	2/18/04	\$209,950	1650	0	7	1977	3	10500	N	N	27903 166TH AV SE
003	179620	0020	6/26/03	\$212,000	1650	0	7	1977	4	8905	N	N	16607 SE 279TH PL
003	154580	3520	9/3/03	\$205,000	1650	0	7	1989	3	7930	N	N	21816 SE 268TH ST
003	865144	1910	2/19/03	\$171,900	1650	0	7	1977	3	5475	N	N	26703 186TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	940652	1080	10/18/05	\$312,500	1654	0	7	1996	3	9843	N	N	23023 SE 267TH PL
003	940652	1080	3/9/05	\$274,000	1654	0	7	1996	3	9843	N	N	23023 SE 267TH PL
003	940652	1050	11/4/04	\$258,900	1654	0	7	1994	3	8068	N	N	26754 230TH PL SE
003	940652	1120	6/22/04	\$257,950	1654	0	7	1996	3	8515	N	N	26781 231ST PL SE
003	940652	0510	3/18/03	\$243,500	1654	0	7	1994	3	9522	N	N	22820 SE 265TH PL
003	940652	1020	3/10/03	\$238,000	1654	0	7	1996	3	9790	N	N	26774 230TH PL SE
003	940652	0690	3/4/03	\$236,000	1654	0	7	1994	3	7625	N	N	22807 SE 266TH ST
003	940652	0070	3/18/03	\$217,500	1654	0	7	1996	3	12914	N	N	26610 231ST PL SE
003	940652	0430	1/23/04	\$214,000	1654	0	7	1994	3	8491	N	N	22837 SE 265TH PL
003	221590	0420	8/3/05	\$299,999	1660	0	7	1992	3	8566	N	N	27934 212TH PL SE
003	417850	0270	8/10/05	\$271,000	1660	0	7	1990	3	6193	N	N	27044 190TH AV SE
003	179636	1090	8/18/04	\$228,300	1660	0	7	1987	3	7280	N	N	18800 SE 262ND ST
003	221590	0510	9/2/03	\$230,000	1660	0	7	1992	3	7000	N	N	21330 SE 280TH ST
003	154580	8830	5/7/03	\$215,000	1660	0	7	2003	3	7500	N	N	22023 271ST PL SE
003	154580	2960	9/12/03	\$207,000	1660	0	7	1990	3	7930	N	N	21842 SE 271ST ST
003	417850	0270	6/11/03	\$222,000	1660	0	7	1990	3	6193	N	N	27044 190TH AV SE
003	865144	0350	8/31/05	\$256,000	1670	0	7	1977	4	4875	N	N	26311 TIMBERLANE DR SE
003	154580	2600	8/11/05	\$260,000	1670	0	7	1982	3	8250	N	N	21813 SE 271ST PL
003	154580	0450	10/3/05	\$272,000	1670	0	7	1990	3	7946	N	N	26803 216TH AV SE
003	864821	0670	11/1/05	\$283,000	1670	0	7	1985	3	7534	N	N	19809 SE 266TH CT
003	154580	0410	8/9/05	\$270,500	1670	0	7	1987	4	13918	N	N	26705 216TH AV SE
003	379350	0750	9/27/05	\$280,000	1670	0	7	2003	3	6966	N	N	26309 235TH AV SE
003	417850	0140	8/26/03	\$225,000	1670	0	7	1990	3	6801	N	N	18914 SE 270TH ST
003	127450	0540	2/20/04	\$204,950	1670	0	7	1968	3	9680	N	N	26544 175TH AV SE
003	379350	0750	8/13/03	\$231,230	1670	0	7	2003	3	6966	N	N	26309 235TH AV SE
003	379350	0800	9/19/03	\$229,355	1670	0	7	2003	3	6899	N	N	26300 235TH AV SE
003	076650	0040	1/30/03	\$196,000	1670	0	7	1979	4	24052	N	N	18053 SE 262ND PL
003	179635	0520	12/1/05	\$293,000	1680	0	7	1983	3	7150	N	N	25841 186TH PL SE
003	417850	0030	6/10/05	\$276,000	1680	0	7	1990	3	11872	N	N	27002 191ST PL SE
003	417850	0050	5/5/05	\$272,000	1680	0	7	1990	3	7863	N	N	19046 SE 270TH ST
003	417850	0070	6/21/05	\$269,000	1680	0	7	1990	3	6803	N	N	19034 SE 270TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	154580	3030	4/6/05	\$250,000	1680	0	7	1990	3	7930	N	N	21841 SE 270TH ST
003	154580	7050	6/3/04	\$238,000	1680	0	7	2002	3	7954	N	N	22208 SE 261ST PL
003	025200	0880	1/12/04	\$253,000	1680	0	7	1967	5	13288	N	N	20930 SE 270TH ST
003	179637	0570	6/16/03	\$222,500	1680	0	7	1990	3	7437	N	N	19013 SE 260TH ST
003	154580	1390	9/10/03	\$219,900	1680	0	7	2003	3	7686	N	N	21628 SE 268TH ST
003	154580	5540	12/8/03	\$205,000	1680	0	7	1989	3	7500	N	N	26541 221ST PL SE
003	179641	0020	5/28/03	\$212,500	1680	0	7	1994	3	6528	N	N	26911 176TH PL SE
003	179635	0520	3/24/03	\$195,700	1680	0	7	1983	3	7150	N	N	25841 186TH PL SE
003	864822	0090	5/22/03	\$205,000	1680	0	7	1988	3	9954	N	N	27001 201ST AV SE
003	221590	0180	12/15/05	\$265,250	1690	0	7	1992	3	7165	N	N	35209 SE 280TH PL
003	417850	0040	6/20/05	\$263,000	1690	0	7	1990	3	9674	N	N	19052 SE 270TH ST
003	154580	3330	7/9/04	\$228,550	1690	0	7	2004	3	7930	N	N	21820 SE 269TH ST
003	154580	0870	5/24/04	\$230,000	1690	570	7	1980	3	7181	N	N	21616 SE 266TH PL
003	379350	1390	9/25/03	\$222,860	1690	0	7	2003	3	17383	N	N	25918 232ND CT SE
003	154580	0491	7/12/04	\$237,000	1700	0	7	1999	3	8113	N	N	26821 216TH AV SE
003	154580	0060	7/21/03	\$300,000	1700	340	7	1987	3	6900	Y	N	21534 SE 265TH PL
003	412380	0380	3/14/03	\$237,500	1700	0	7	1986	3	6156	N	N	22223 SE 250TH ST
003	154580	2630	8/26/03	\$194,900	1700	0	7	1989	3	8125	N	N	21831 SE 271ST PL
003	808165	0190	7/22/05	\$315,500	1710	0	7	1996	3	7278	N	N	23633 SE 267TH PL
003	154580	5640	6/9/05	\$274,000	1710	0	7	1997	3	7560	N	N	26537 221ST AV SE
003	808165	0320	4/20/05	\$282,950	1710	0	7	1997	3	6521	N	N	23619 SE 267TH CT
003	417850	0390	3/24/05	\$265,000	1710	0	7	1990	3	6800	N	N	19031 SE 270TH ST
003	808165	0210	9/20/04	\$269,950	1710	0	7	1996	3	6647	N	N	23640 SE 267TH PL
003	808165	0420	7/12/04	\$254,950	1710	0	7	1997	3	7374	N	N	26530 236TH PL SE
003	025200	0010	7/9/03	\$245,000	1710	0	7	1987	4	14652	N	N	27022 210TH AV SE
003	221590	0870	7/25/03	\$229,500	1710	0	7	1993	3	8602	N	N	27817 214TH AV SE
003	808165	0030	1/27/04	\$230,000	1710	0	7	1997	3	8795	N	N	26427 236TH PL SE
003	808165	0190	10/14/03	\$228,000	1710	0	7	1996	3	7278	N	N	23633 SE 267TH PL
003	808165	0280	3/1/04	\$225,000	1710	0	7	1996	3	6424	N	N	23604 267TH PL SE
003	808165	0240	3/24/03	\$224,900	1710	0	7	1996	3	6099	N	N	23628 SE 267TH PL
003	221590	0790	5/28/03	\$220,000	1710	0	7	1993	3	7079	N	N	27952 214TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	322206	9165	12/13/05	\$626,000	1720	1000	7	1981	4	219978	N	N	20912 SE 276TH ST
003	154580	2900	5/18/05	\$260,000	1720	0	7	1986	3	7625	N	N	27016 218TH AV SE
003	154580	2440	8/30/05	\$255,000	1720	0	7	1998	3	7500	N	N	21611 SE 271ST PL
003	179637	0030	4/29/04	\$232,000	1720	0	7	1990	3	7350	N	N	25829 187TH AV SE
003	864822	0250	2/18/03	\$229,000	1720	0	7	1989	3	9600	N	N	27015 200TH AV SE
003	221590	0750	4/8/04	\$234,950	1720	0	7	1993	3	6344	N	N	27922 214TH AV SE
003	322206	9039	4/15/04	\$454,900	1720	1720	7	1978	3	375487	N	N	20533 SE 276TH ST
003	365480	0060	6/2/03	\$223,500	1720	0	7	1993	3	5840	N	N	21840 SE 236TH PL
003	417850	0400	7/24/03	\$217,000	1720	0	7	1990	3	7346	N	N	19023 SE 270TH ST
003	417850	0120	5/11/04	\$254,950	1730	0	7	1990	4	7040	N	N	19004 SE 270TH ST
003	154580	4210	5/20/03	\$231,000	1730	0	7	1997	3	8125	N	N	26572 218TH AV SE
003	417850	0760	5/3/04	\$239,000	1730	0	7	1989	3	8082	N	N	19118 SE 271ST CT
003	154580	2790	3/20/03	\$210,000	1730	0	7	1989	3	8162	N	N	21856 SE 271ST PL
003	865144	1080	12/22/03	\$190,000	1730	0	7	1977	3	6804	N	N	26312 184TH PL SE
003	252540	0080	2/7/05	\$266,704	1740	0	7	2005	3	5012	N	N	23300 SE 269TH ST
003	221590	0280	2/2/05	\$241,000	1740	0	7	1992	3	8412	N	N	27941 212TH PL SE
003	154580	4840	11/7/03	\$212,000	1740	0	7	1989	3	7500	N	N	26622 221ST AV SE
003	154580	3600	6/27/03	\$218,500	1740	0	7	1999	3	8336	N	N	21859 SE 267TH ST
003	179635	0530	3/25/03	\$197,000	1740	0	7	1983	3	7150	N	N	25847 186TH PL SE
003	221590	0280	1/14/03	\$205,000	1740	0	7	1992	3	8412	N	N	27941 212TH PL SE
003	154580	5740	6/15/05	\$257,000	1750	0	7	1990	3	8700	N	N	26344 220TH PL SE
003	221590	1270	7/28/05	\$262,500	1750	0	7	1992	3	7700	N	N	27732 215TH PL SE
003	179636	0360	2/17/04	\$211,000	1750	0	7	1987	3	8400	N	N	26222 189TH PL SE
003	154580	3570	9/21/04	\$237,000	1760	0	7	1989	3	7930	N	N	21848 SE 268TH ST
003	292206	9007	10/1/05	\$243,950	1760	0	7	1978	4	11761	N	N	26214 197TH AV SE
003	292206	9007	8/14/03	\$193,000	1760	0	7	1978	4	11761	N	N	26214 197TH AV SE
003	179670	0030	8/23/05	\$289,950	1770	0	7	2001	3	4897	N	N	26109 184TH AV SE
003	179670	0170	8/31/05	\$277,000	1770	0	7	2001	3	3935	N	N	18215 SE 261ST CT
003	154580	4350	1/26/05	\$246,974	1770	0	7	2005	3	6500	N	N	21825 SE 265TH ST
003	085100	0030	5/11/04	\$257,000	1770	0	7	2001	3	6741	N	N	18319 SE 260TH PL
003	379350	0870	4/28/04	\$244,000	1770	0	7	2001	3	7140	N	N	26225 235TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	179670	0100	7/10/03	\$241,150	1770	0	7	2001	3	6101	N	N	18230 SE 261ST CT
003	085100	0170	5/18/04	\$241,000	1770	0	7	2001	3	6528	N	N	18318 SE 260TH PL
003	179670	0200	2/20/04	\$240,000	1770	0	7	2001	3	4815	N	N	18231 SE 261ST CT
003	025200	0430	12/23/03	\$255,000	1770	810	7	1967	4	15120	N	N	21020 SE 268TH ST
003	864821	0270	7/20/05	\$287,950	1780	0	7	1987	3	7788	N	N	20016 SE 268TH ST
003	144271	0160	12/15/04	\$265,000	1780	0	7	1980	3	16293	N	N	21415 SE 252ND PL
003	154580	2100	4/14/03	\$218,000	1780	0	7	1987	3	7332	N	N	27023 218TH AV SE
003	127450	0340	9/9/04	\$215,000	1780	0	7	1968	4	10000	N	N	26535 175TH AV SE
003	179630	0060	8/20/03	\$214,000	1780	0	7	1971	3	5700	N	N	16810 SE 278TH PL
003	252540	0090	2/15/05	\$250,310	1780	0	7	2005	3	5862	N	N	23301 SE 269TH ST
003	154580	6190	2/11/03	\$209,000	1780	0	7	1988	3	11580	N	N	26330 222ND AV SE
003	025200	0420	6/23/05	\$259,950	1790	0	7	1963	3	17238	N	N	21030 SE 268TH ST
003	417850	0320	9/6/05	\$269,900	1790	0	7	1990	3	6743	N	N	27039 191ST PL SE
003	414245	0490	2/1/05	\$270,450	1790	0	7	2004	3	6452	N	N	22404 SE 243RD ST
003	414245	0300	7/22/04	\$263,950	1790	0	7	2004	3	5095	N	N	24322 226TH AV SE
003	414245	0540	3/10/05	\$263,950	1790	0	7	2004	3	4745	N	N	22441 SE 243RD ST
003	414245	0560	3/9/05	\$260,950	1790	0	7	2004	3	4776	N	N	24305 226TH AV SE
003	414245	0250	7/28/04	\$256,500	1790	0	7	2004	3	4063	N	N	22476 SE 244TH ST
003	154580	3770	10/27/05	\$280,000	1800	0	7	1989	3	7931	N	N	21828 SE 267TH ST
003	864821	0560	2/9/05	\$255,950	1800	0	7	1988	3	7271	N	N	26615 199TH PL SE
003	776040	0400	11/2/05	\$280,000	1801	0	7	2000	3	11761	N	N	25723 201ST AV SE
003	154580	3040	5/23/05	\$286,350	1810	0	7	1999	3	7930	N	N	21835 SE 270TH ST
003	864821	0070	5/6/04	\$247,000	1810	0	7	1985	3	7454	N	N	26710 198TH AV SE
003	864821	0070	4/29/03	\$234,000	1810	0	7	1985	3	7454	N	N	26710 198TH AV SE
003	179637	0700	7/13/05	\$269,950	1820	0	7	1990	3	7366	N	N	26006 188TH AV SE
003	154580	2130	2/17/05	\$258,500	1820	0	7	1998	3	7698	N	N	21654 SE 271ST ST
003	417850	0430	3/15/05	\$268,000	1830	0	7	1990	3	6600	N	N	27010 190TH AV SE
003	154580	1990	1/22/03	\$215,000	1830	0	7	1989	3	8170	N	N	21621 SE 270TH ST
003	417850	0530	12/11/03	\$217,000	1830	0	7	1990	3	7061	N	N	19013 SE 270TH CT
003	417850	0540	3/17/03	\$215,000	1830	0	7	1990	3	7366	N	N	27038 190TH AV SE
003	417850	0020	11/18/05	\$280,950	1840	0	7	1990	3	7270	N	N	19102 SE 270TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	417850	0020	4/26/04	\$237,500	1840	0	7	1990	3	7270	N	N	19102 SE 270TH PL
003	154580	4760	7/18/05	\$268,500	1850	0	7	1983	3	8540	N	N	22032 SE 267TH ST
003	154580	2510	5/23/05	\$269,950	1860	0	7	1999	3	7500	N	N	21653 SE 271ST PL
003	221590	1980	11/18/04	\$259,950	1860	0	7	1994	3	6793	N	N	21302 SE 277TH PL
003	252540	0060	4/27/05	\$274,950	1860	0	7	2005	3	4050	N	N	26819 233RD CT SE
003	412380	0370	6/14/03	\$251,300	1860	0	7	1986	3	6906	N	N	22219 SE 250TH ST
003	154580	2460	6/22/03	\$202,000	1860	0	7	1989	3	7875	N	N	21625 SE 271ST PL
003	412380	0470	11/14/05	\$343,950	1870	0	7	1986	3	7196	N	N	22206 SE 250TH ST
003	154580	5210	11/9/05	\$307,000	1870	0	7	1996	3	7500	N	N	26606 221ST PL SE
003	154580	5210	3/12/03	\$224,550	1870	0	7	1996	3	7500	N	N	26606 221ST PL SE
003	252540	0010	1/26/05	\$245,876	1870	0	7	2004	3	5634	N	N	26828 233RD CT SE
003	864820	0110	8/29/05	\$295,000	1880	0	7	1987	3	7369	N	N	19702 SE 266TH PL
003	417850	0640	8/29/05	\$278,500	1880	0	7	1990	3	9426	N	N	27057 190TH AV SE
003	154580	5960	10/7/04	\$232,500	1880	0	7	1988	3	8820	Y	N	26101 220TH PL SE
003	414245	0390	12/27/05	\$324,950	1890	0	7	2004	3	4921	N	N	22444 SE 243RD ST
003	379350	0240	5/9/05	\$299,950	1890	0	7	2002	3	6146	N	N	26103 232ND PL SE
003	379350	0010	8/11/05	\$295,000	1890	0	7	2002	3	7776	N	N	23305 SE 261ST CT
003	379350	0280	11/16/04	\$279,950	1890	0	7	2002	3	6460	N	N	26127 232ND PL SE
003	414245	0260	4/1/05	\$275,000	1890	0	7	2004	3	3940	N	N	24334 226TH AV SE
003	414245	0460	2/7/05	\$272,000	1890	0	7	2004	3	3600	N	N	22416 SE 243RD ST
003	414245	0350	12/7/04	\$267,950	1890	0	7	2004	3	4224	N	N	24304 226TH AV SE
003	414245	0390	12/13/04	\$267,950	1890	0	7	2004	3	4921	N	N	22444 SE 243RD ST
003	414245	0530	1/6/05	\$267,950	1890	0	7	2004	3	4745	N	N	22431 SE 243RD ST
003	414245	0660	11/24/04	\$267,500	1890	0	7	2004	3	3600	N	N	22428 SE 244TH ST
003	414245	0030	10/4/04	\$265,500	1890	0	7	2004	3	3953	N	N	22405 SE 244TH ST
003	414245	0080	7/22/04	\$265,500	1890	0	7	2004	3	3600	N	N	22419 SE 244TH ST
003	379350	1420	5/20/03	\$260,658	1890	0	7	2003	3	7149	N	N	25926 232ND CT SE
003	414245	0150	8/12/04	\$263,500	1890	0	7	2004	3	3600	N	N	22447 SE 244TH ST
003	379350	1190	6/6/03	\$258,366	1890	0	7	2003	3	6468	N	N	23404 SE 262ND ST
003	379350	0160	6/16/04	\$259,000	1890	0	7	2003	3	6560	N	N	26007 232ND PL SE
003	379350	1140	5/14/03	\$258,471	1890	0	7	2003	3	7103	N	N	23432 SE 262ND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	379350	0830	9/1/03	\$253,250	1890	0	7	2001	3	6324	N	N	26230 235TH AV SE
003	154580	4580	4/23/04	\$224,500	1890	0	7	1987	3	8125	N	N	21848 SE 265TH ST
003	379350	0860	9/19/03	\$248,895	1890	0	7	2003	3	7328	N	N	26219 235TH AV SE
003	379350	0810	4/27/04	\$248,450	1890	0	7	2003	3	6453	N	N	26242 235TH AV SE
003	379350	0740	6/6/03	\$236,566	1890	0	7	2003	3	7346	N	N	26303 235TH AV SE
003	379350	0050	7/14/03	\$234,142	1890	0	7	2003	3	6300	N	N	23316 SE 262ND ST
003	379350	0790	10/22/03	\$234,284	1890	0	7	2003	3	6070	N	N	26304 235TH AV SE
003	379350	0020	1/16/03	\$232,228	1890	0	7	2003	3	5677	N	N	23311 SE 261ST CT
003	379350	0810	10/15/03	\$230,385	1890	0	7	2003	3	6453	N	N	26242 235TH AV SE
003	379350	0760	9/1/03	\$227,870	1890	0	7	2003	3	7557	N	N	26315 235TH AV SE
003	005030	0370	8/10/04	\$262,950	1900	0	7	2004	3	8408	N	N	20108 SE 260TH PL
003	005030	0280	12/23/03	\$255,950	1900	0	7	2003	3	8614	N	N	20115 SE 261ST CT
003	005030	0070	12/15/03	\$252,950	1900	0	7	2004	3	7002	N	N	20213 SE 260TH CT
003	312206	9054	6/28/04	\$267,300	1910	200	7	1944	3	43560	N	N	19061 SE 272ND ST
003	379350	1170	6/4/03	\$242,086	1910	0	7	2003	3	6095	N	N	23416 SE 262ND ST
003	940655	0100	11/15/04	\$263,950	1930	0	7	1993	3	8458	N	N	22721 SE 264TH PL
003	940655	0060	4/20/04	\$256,950	1930	0	7	1994	3	7862	N	N	26422 227TH CT SE
003	856200	0090	6/17/04	\$238,500	1930	0	7	1987	3	6700	N	N	26446 199TH PL SE
003	179670	0150	9/15/05	\$335,000	1950	0	7	2001	3	6572	N	N	18209 SE 261ST CT
003	179637	0920	5/8/05	\$295,000	1950	0	7	1990	3	9115	N	N	18729 SE 258TH ST
003	292206	9157	2/14/05	\$435,000	1950	0	7	1985	3	47480	N	N	26813 204TH AV SE
003	511615	0170	10/27/04	\$275,000	1950	0	7	1995	3	6108	N	N	21638 SE 239TH PL
003	179639	0080	1/28/05	\$250,000	1950	0	7	1992	3	9949	N	N	17622 SE 268TH PL
003	179639	0190	4/27/04	\$246,000	1950	0	7	1992	3	7000	N	N	17613 SE 268TH PL
003	252540	0120	1/27/05	\$271,066	1950	0	7	2005	3	7787	N	N	23317 SE 269TH ST
003	252540	0050	3/2/05	\$271,038	1950	0	7	2005	3	4523	N	N	26815 233RD CT SE
003	292206	9157	9/17/03	\$329,950	1950	0	7	1985	3	47480	N	N	26813 204TH AV SE
003	292206	9190	4/29/04	\$288,000	1952	0	7	1999	3	55756	N	N	26338 200TH AV SE
003	252540	0020	2/22/05	\$272,800	1955	0	7	2005	3	5606	N	N	26816 233RD CT SE
003	144130	0150	3/22/05	\$299,950	1960	0	7	1994	3	7819	N	N	21616 SE 257TH PL
003	154580	3720	2/18/05	\$239,950	1970	0	7	1989	3	7626	N	N	26660 218TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	154580	7190	2/13/04	\$227,000	1970	0	7	1978	3	17132	N	N	26646 214TH AV SE
003	864810	0130	7/8/04	\$267,950	1970	0	7	1998	3	6291	N	N	26624 201ST PL SE
003	864810	0100	7/21/04	\$265,000	1970	0	7	1998	3	8852	N	N	20136 SE 266TH ST
003	154580	4190	7/2/03	\$222,500	1970	0	7	1987	3	10099	N	N	26554 218TH AV SE
003	292206	9093	10/10/03	\$334,000	1970	1100	7	1960	4	111078	N	N	26605 204TH AV SE
003	940652	1000	12/23/05	\$346,000	1975	0	7	1996	3	10249	N	N	26753 230TH PL SE
003	940652	1130	12/2/05	\$342,000	1975	0	7	1995	3	7810	N	N	26785 231ST PL SE
003	940652	0950	7/15/05	\$339,000	1975	0	7	1995	3	14077	N	N	26743 227TH AV SE
003	940652	0560	5/19/05	\$335,000	1975	0	7	1994	3	9519	N	N	22811 SE 264TH CT
003	940652	0150	8/12/05	\$326,950	1975	0	7	1996	3	9036	N	N	26429 231ST PL SE
003	940652	0470	12/21/05	\$325,000	1975	0	7	1994	3	13098	N	N	22846 SE 265TH PL
003	940652	0850	9/14/04	\$275,000	1975	0	7	1995	3	9158	N	N	26712 227TH AV SE
003	940652	0330	5/5/04	\$269,500	1975	0	7	1995	3	8191	N	N	22902 SE 266TH ST
003	940652	0780	3/26/04	\$267,200	1975	0	7	1995	3	8692	N	N	22824 SE 267TH PL
003	940652	0530	6/25/04	\$270,000	1975	0	7	1995	3	12061	N	N	22804 SE 265TH PL
003	940652	0100	9/25/03	\$260,000	1975	0	7	1996	3	13641	N	N	26436 231ST PL SE
003	940652	0520	4/23/04	\$262,000	1975	0	7	1994	3	9522	N	N	22812 SE 265TH PL
003	940652	0750	7/25/03	\$253,560	1975	0	7	1995	3	7637	N	N	22921 SE 266TH ST
003	940652	1130	10/31/03	\$256,000	1975	0	7	1995	3	7810	N	N	26785 231ST PL SE
003	940652	0210	7/18/03	\$255,000	1975	0	7	1996	3	8538	N	N	26619 231ST PL SE
003	940652	0740	3/25/03	\$233,000	1975	0	7	1995	3	8468	N	N	22911 SE 266TH ST
003	940652	0590	3/13/03	\$225,000	1975	0	7	1994	3	8811	N	N	22835 SE 264TH CT
003	856200	0280	6/16/03	\$222,000	1980	0	7	1984	3	8579	N	N	26433 197TH PL SE
003	511326	0400	5/22/03	\$229,000	1980	0	7	1991	3	6854	N	N	21711 SE 238TH ST
003	414245	0510	2/23/05	\$271,000	1990	0	7	2004	3	3600	N	N	22421 SE 243RD ST
003	414245	0340	11/30/04	\$270,950	1990	0	7	2004	3	4579	N	N	24308 226TH AV SE
003	414245	0430	2/9/05	\$270,950	1990	0	7	2004	3	4103	N	N	22428 SE 243RD ST
003	414245	0470	3/1/05	\$270,950	1990	0	7	2004	3	3600	N	N	22412 SE 243RD ST
003	414245	0550	3/3/05	\$270,950	1990	0	7	2004	3	4745	N	N	22451 SE 243RD ST
003	414245	0620	10/12/04	\$270,000	1990	0	7	2004	3	3600	N	N	22444 SE 244TH ST
003	414245	0020	10/13/04	\$268,500	1990	0	7	2004	3	3612	N	N	22403 SE 244TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	414245	0600	9/24/04	\$268,500	1990	0	7	2004	3	3600	N	N	22452 SE 244TH ST
003	414245	0580	12/23/04	\$266,725	1990	0	7	2004	3	3600	N	N	24325 226TH AV SE
003	414245	0050	5/24/04	\$266,500	1990	0	7	2004	3	3496	N	N	22409 SE 244TH ST
003	414245	0100	7/26/04	\$266,500	1990	0	7	2004	3	3600	N	N	22427 SE 244TH ST
003	414245	0670	8/19/04	\$266,500	1990	0	7	2004	3	3600	N	N	22424 SE 244TH ST
003	808165	0350	10/24/05	\$349,950	2000	0	7	1997	3	7212	N	N	23630 SE 267TH CT
003	808165	0250	12/7/05	\$344,000	2000	0	7	1996	3	6003	N	N	23622 SE 267TH PL
003	221590	0540	10/10/05	\$327,550	2000	0	7	1992	3	7837	N	N	21520 SE 280TH ST
003	221590	0700	5/9/05	\$314,000	2000	0	7	1993	3	7007	N	N	27816 214TH AV SE
003	221590	0670	5/24/05	\$302,490	2000	0	7	1993	3	9520	N	N	21409 SE 278TH WY
003	808165	0260	11/4/05	\$294,381	2000	0	7	1996	3	5580	N	N	23616 SE 267TH PL
003	808165	0050	11/22/04	\$287,500	2000	0	7	1997	3	10559	N	N	26509 236TH PL SE
003	808165	0220	2/18/05	\$285,000	2000	0	7	1996	3	6686	N	N	23638 SE 267TH PL
003	808165	0260	9/16/04	\$280,500	2000	0	7	1996	3	5580	N	N	23616 SE 267TH PL
003	221590	0080	6/10/04	\$269,999	2000	0	7	1992	3	12551	N	N	21529 SE 280TH ST
003	221590	0490	3/18/04	\$259,950	2000	0	7	1992	3	7000	N	N	21314 SE 280TH ST
003	252540	0100	4/4/05	\$278,250	2000	0	7	2005	3	5437	N	N	23307 SE 269TH ST
003	808165	0080	3/17/04	\$256,500	2000	0	7	1997	3	9102	N	N	26533 236TH PL SE
003	221590	0780	10/22/03	\$245,000	2000	0	7	1993	3	6110	N	N	27946 214TH AV SE
003	808165	0160	1/2/04	\$248,000	2000	0	7	1996	3	5878	N	N	23615 SE 267TH PL
003	221590	0620	6/26/03	\$242,000	2000	0	7	1992	3	7466	N	N	27819 215TH PL SE
003	808165	0310	5/28/03	\$243,500	2000	0	7	1997	3	5821	N	N	23561 SE 267TH CT
003	221590	0470	9/19/03	\$238,400	2000	0	7	1992	3	6958	N	N	21234 SE 280TH ST
003	808165	0250	3/11/03	\$241,500	2000	0	7	1996	3	6003	N	N	23622 SE 267TH PL
003	221590	0490	5/9/03	\$234,500	2000	0	7	1992	3	7000	N	N	21314 SE 280TH ST
003	221590	0540	9/19/03	\$233,000	2000	0	7	1992	3	7837	N	N	21520 SE 280TH ST
003	259173	0110	1/27/03	\$225,000	2030	0	7	1994	3	6891	N	N	21113 SE 277TH PL
003	940656	0040	12/9/04	\$272,000	2039	0	7	1996	3	6000	N	N	22736 SE 266TH ST
003	940656	0040	6/26/03	\$239,500	2039	0	7	1996	3	6000	N	N	22736 SE 266TH ST
003	940656	0190	7/11/03	\$235,000	2039	0	7	1996	3	7851	N	N	22743 SE 266TH ST
003	940658	0110	8/24/04	\$289,950	2040	0	7	1994	3	8770	N	N	21823 SE 249TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	179637	1020	6/15/04	\$253,000	2040	0	7	1992	3	8668	N	N	18629 SE 259TH ST
003	940658	0080	3/17/04	\$255,000	2040	0	7	1994	3	8117	N	N	21811 SE 249TH PL
003	864810	0200	11/22/05	\$327,000	2050	0	7	1998	3	10271	N	N	20105 SE 266TH ST
003	776040	0580	5/28/04	\$269,950	2050	0	7	1994	3	25297	N	N	20208 SE 259TH ST
003	511615	0050	7/31/03	\$245,000	2050	0	7	1996	3	5641	N	N	21655 SE 239TH PL
003	864810	0150	8/22/03	\$255,950	2050	0	7	1998	3	8968	N	N	26617 201ST PL SE
003	154580	1430	12/15/03	\$225,000	2060	0	7	1989	3	7545	N	N	26810 216TH AV SE
003	864821	0500	2/25/04	\$222,500	2070	0	7	1988	3	8639	N	N	19908 SE 266TH ST
003	379350	0520	11/22/05	\$325,000	2100	0	7	2002	3	6742	N	N	26209 233RD CT SE
003	144131	0010	3/11/05	\$319,000	2100	0	7	1995	3	8320	N	N	21608 SE 256TH PL
003	379350	1180	6/22/05	\$312,500	2100	0	7	2003	3	6079	N	N	23410 SE 262ND ST
003	776040	0270	8/19/04	\$272,950	2100	0	7	1994	3	8548	N	N	25857 201ST AV SE
003	379350	1180	10/1/03	\$270,885	2100	0	7	2003	3	6079	N	N	23410 SE 262ND ST
003	202206	9192	10/25/05	\$530,000	2120	1500	7	1988	3	63581	N	N	20225 SE 248TH ST
003	415630	0620	10/13/04	\$340,000	2120	850	7	1990	3	9663	N	N	26717 213TH PL SE
003	076650	0010	4/2/05	\$238,000	2130	0	7	1968	4	13475	N	N	18013 SE 262ND PL
003	379350	0780	3/2/05	\$274,500	2130	0	7	2003	3	6969	N	N	26310 235TH AV SE
003	379350	1070	8/4/03	\$254,859	2130	0	7	2003	3	7124	N	N	23409 SE 261ST ST
003	379350	0780	10/9/03	\$249,885	2130	0	7	2003	3	6969	N	N	26310 235TH AV SE
003	680700	0250	5/19/04	\$330,000	2130	0	7	1978	3	8313	Y	Y	21227 SE 262ND ST
003	379350	0040	2/4/03	\$244,260	2130	0	7	2003	3	7157	N	N	23322 SE 262ND ST
003	379350	0250	3/22/05	\$310,000	2140	0	7	2002	3	6145	N	N	26109 232ND PL SE
003	179638	0790	1/18/05	\$263,950	2170	0	7	1990	3	8324	N	N	26126 192ND PL SE
003	379350	0400	7/12/05	\$320,650	2180	0	7	2002	3	6976	N	N	23235 SE 262ND CT
003	005030	0290	6/8/04	\$309,500	2180	0	7	2004	3	7807	N	N	26127 201ST PL SE
003	379350	0880	6/16/04	\$289,990	2180	0	7	2002	3	7383	N	N	26231 235TH AV SE
003	005030	0240	4/26/04	\$304,436	2180	0	7	2004	3	9520	N	N	20207 SE 261ST CT
003	005030	0380	8/17/04	\$290,824	2180	0	7	2004	3	8961	N	N	20114 SE 260TH PL
003	005030	0390	7/13/04	\$291,006	2180	0	7	2004	3	8953	N	N	26001 SE 202ND PL
003	005030	0140	5/25/04	\$290,950	2180	0	7	2004	3	8093	N	N	20126 SE 261ST CT
003	005030	0220	4/16/04	\$289,679	2180	0	7	2004	3	9281	N	N	20215 SE 261ST CT

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	864810	0050	4/26/04	\$263,500	2180	0	7	1997	3	6907	N	N	26510 201ST CT SE
003	005030	0050	12/16/03	\$277,162	2180	0	7	2004	3	8841	N	N	20220 SE 260TH CT
003	005030	0030	11/17/03	\$276,601	2180	0	7	2004	3	9056	N	N	20210 SE 260TH CT
003	005030	0010	11/13/03	\$270,950	2180	0	7	2004	3	9061	N	N	20202 SE 260TH CT
003	379350	0390	6/1/03	\$254,256	2180	0	7	2003	3	6393	N	N	23231 SE 262ND CT
003	005030	0130	1/14/04	\$265,950	2180	0	7	2004	3	7604	N	N	26110 201ST PL SE
003	865011	0060	11/23/04	\$269,950	2185	0	7	1991	3	6060	N	N	18819 SE 271ST CT
003	252540	0070	3/10/05	\$279,950	2190	0	7	2005	3	4571	N	N	26827 233RD CT SE
003	154580	3465	5/1/03	\$230,000	2230	0	7	1997	3	7930	N	N	21812 SE 268TH ST
003	378310	0170	4/6/04	\$312,500	2300	0	7	1983	4	49952	N	N	20524 SE 269TH ST
003	940645	0040	10/23/03	\$255,000	2330	0	7	1999	3	6045	N	N	23913 216TH PL SE
003	379350	1000	2/6/03	\$274,202	2340	0	7	2003	3	6331	N	N	23415 SE 262ND PL
003	378040	0060	4/14/03	\$244,000	2340	0	7	1979	4	7176	N	N	26938 176TH PL SE
003	332206	9023	7/8/05	\$675,000	2390	0	7	1990	3	103611	N	N	21208 SE 276TH ST
003	379350	0650	5/13/04	\$285,000	2390	0	7	2001	3	6808	N	N	26312 233RD AV SE
003	379350	0920	7/7/03	\$279,499	2390	0	7	2002	3	6441	N	N	23426 SE 263RD ST
003	379350	0820	1/27/04	\$270,000	2390	0	7	2001	3	6119	N	N	26236 235TH AV SE
003	252540	0030	2/14/05	\$284,950	2440	0	7	2005	3	4731	N	N	26805 233RD CT SE
003	864810	0070	6/15/04	\$301,500	2470	0	7	1997	3	8523	N	N	26520 201ST CT SE
003	864810	0190	10/6/03	\$266,000	2470	0	7	1998	3	8352	N	N	20115 SE 266TH ST
003	292206	9075	12/2/05	\$459,000	2520	0	7	1960	4	102801	N	N	26210 206TH AV SE
003	005030	0150	6/16/04	\$323,000	2520	0	7	2004	3	7624	N	N	20130 SE 261ST CT
003	005030	0360	7/6/04	\$305,914	2520	0	7	2004	3	7386	N	N	20104 SE 260TH PL
003	005030	0170	6/23/04	\$307,377	2520	0	7	2004	3	8084	N	N	20208 SE 261ST CT
003	005030	0210	3/10/04	\$301,017	2520	0	7	2004	3	10049	N	N	20230 SE 261ST CT
003	005030	0340	5/19/04	\$304,950	2520	0	7	2004	3	9171	N	N	20109 SE 260TH PL
003	005030	0250	5/20/04	\$302,950	2520	0	7	2004	3	8571	N	N	20131 SE 261ST CT
003	005030	0110	12/22/03	\$304,899	2520	0	7	2004	3	8000	N	N	26026 201ST PL SE
003	005030	0270	4/29/04	\$302,370	2520	0	7	2004	3	9207	N	N	20121 SE 261ST CT
003	005030	0040	10/3/03	\$298,954	2520	0	7	2003	3	10858	N	N	20214 SE 260TH CT
003	005030	0300	2/27/04	\$292,950	2520	0	7	2004	3	7318	N	N	26115 201ST PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	005030	0100	11/21/03	\$294,870	2520	0	7	2004	3	8366	N	N	26020 201ST PL SE
003	005030	0020	9/19/03	\$293,452	2520	0	7	2003	3	8889	N	N	20206 SE 260TH CT
003	005030	0060	9/19/03	\$290,000	2520	0	7	2003	3	13042	N	N	20217 SE 260TH CT
003	005030	0310	12/9/03	\$285,950	2520	0	7	2004	3	7352	N	N	26109 201ST PL SE
003	005030	0080	9/10/03	\$280,639	2520	0	7	2003	3	8090	N	N	20205 SE 260TH CT
003	379350	0890	3/24/04	\$306,900	2540	0	7	2001	3	7271	N	N	26235 235TH AV SE
003	379350	1480	7/18/03	\$307,419	2590	0	7	2003	3	8219	N	N	25933 232ND CT SE
003	379350	0770	7/30/03	\$276,780	2590	0	7	2003	3	12894	N	N	26316 235TH AV SE
003	379350	1150	9/20/05	\$345,986	2610	0	7	2003	3	8059	N	N	23428 SE 262ND ST
003	379350	0330	10/23/03	\$304,950	2610	0	7	2002	3	6143	N	N	26231 232ND PL SE
003	379350	0840	2/25/04	\$300,000	2610	0	7	2001	3	6746	N	N	26226 235TH AV SE
003	379350	1160	9/8/03	\$291,370	2610	0	7	2003	3	7743	N	N	23422 SE 262ND ST
003	379350	1090	6/17/03	\$289,622	2610	0	7	2003	3	7482	N	N	23421 SE 262ND ST
003	379350	1150	3/6/03	\$279,231	2610	0	7	2003	3	8059	N	N	23428 SE 262ND ST
003	379350	0060	1/20/03	\$274,634	2610	0	7	2003	3	6300	N	N	23310 SE 262ND ST
003	379350	1460	8/1/03	\$270,705	2610	0	7	2003	3	7773	N	N	25923 232ND CT SE
003	379350	0990	2/12/03	\$313,935	2750	0	7	2003	3	6839	N	N	23409 SE 263RD PL
003	379350	1430	6/26/03	\$286,796	2750	0	7	2003	3	17166	N	N	25911 232ND CT SE
003	379350	1200	10/24/03	\$281,000	2750	0	7	2003	3	7528	N	N	23403 SE 261ST CT
003	379350	0300	3/16/05	\$330,000	3000	0	7	2002	3	6144	N	N	26213 232ND PL SE
003	005030	0190	4/26/04	\$343,973	3000	0	7	2004	3	9949	N	N	20220 SE 261ST CT
003	379350	0120	9/3/04	\$324,000	3000	0	7	2003	3	6677	N	N	26024 232ND PL SE
003	005030	0230	3/15/04	\$326,916	3000	0	7	2004	3	11391	N	N	20211 SE 261ST CT
003	379350	0850	7/15/04	\$308,900	3000	0	7	2001	3	6551	N	N	26220 235TH AV SE
003	005030	0350	5/25/04	\$324,950	3000	0	7	2004	3	8215	N	N	20101 SE 260TH PL
003	005030	0260	3/26/04	\$319,950	3000	0	7	2004	3	11300	N	N	20127 SE 261ST CT
003	005030	0090	2/17/04	\$317,950	3000	0	7	2003	3	10297	N	N	26014 201ST PL SE
003	379350	1400	7/11/03	\$304,903	3000	0	7	2003	3	8584	N	N	25920 232ND CT SE
003	005030	0320	3/10/04	\$319,950	3000	0	7	2004	3	7553	N	N	26103 201ST PL SE
003	005030	0160	5/4/04	\$317,950	3000	0	7	2004	3	8872	N	N	20204 SE 261ST CT
003	379350	0120	4/8/03	\$301,722	3000	0	7	2003	3	6677	N	N	26024 232ND PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	005030	0330	12/16/03	\$309,950	3000	0	7	2004	3	8986	N	N	26029 201ST PL SE
003	202206	9043	4/14/05	\$549,950	3170	0	7	2001	3	216928	N	N	20833 SE 248TH ST
003	379350	1050	2/18/05	\$379,900	3200	0	7	2003	3	7545	N	N	23404 SE 263RD PL
003	379350	1120	6/25/03	\$331,950	3200	0	7	2001	3	7837	N	N	26216 235TH AV SE
003	379350	1440	9/29/03	\$331,305	3200	0	7	2003	3	6721	N	N	25915 232ND CT SE
003	379350	1470	6/13/03	\$325,497	3200	0	7	2003	3	11608	N	N	25927 232ND CT SE
003	379350	1050	1/31/03	\$324,689	3200	0	7	2003	3	7545	N	N	23404 SE 263RD PL
003	379350	1030	2/28/03	\$314,048	3200	0	7	2003	3	6961	N	N	23412 SE 263RD PL
003	379350	0910	9/5/03	\$315,836	3200	0	7	2003	3	7506	N	N	26245 235TH AV SE
003	379350	1080	8/22/03	\$302,280	3200	0	7	2003	3	6389	N	N	23415 SE 262ND ST
003	379350	1410	5/5/03	\$342,111	3400	0	7	2003	3	8387	N	N	25934 232ND CT SE
003	379350	1350	1/22/03	\$342,474	3400	0	7	2003	3	7699	N	N	25930 234TH AV SE
003	379350	1450	7/17/03	\$345,121	3860	0	7	2003	3	6901	N	N	25919 232ND CT SE
003	379350	1230	11/16/05	\$493,000	4130	0	7	2002	3	8589	N	N	23421 SE 261ST CT
003	379350	1060	5/1/03	\$396,669	4130	0	7	2003	3	7617	N	N	23403 SE 262ND ST
003	379350	1110	5/20/03	\$352,500	4130	0	7	2002	3	7570	N	N	26215 235TH AV SE
003	144280	0290	4/29/05	\$193,557	1070	0	8	1983	3	3617	N	N	25415 213TH AV SE
003	144280	0270	1/28/03	\$152,000	1070	0	8	1983	3	3193	N	N	25415 213TH AV SE
003	144280	0360	9/15/03	\$140,000	1070	0	8	1981	3	3376	N	N	25423 213TH AV SE
003	412400	0270	1/12/04	\$225,000	1130	300	8	1987	3	15023	N	N	24420 224TH AV SE
003	412400	0180	5/18/05	\$280,000	1140	290	8	1985	3	15317	N	N	22224 SE 244TH PL
003	940660	0040	8/5/03	\$226,000	1170	380	8	1991	3	18867	N	N	21915 SE 255TH PL
003	412400	0140	11/13/03	\$242,000	1190	330	8	1987	3	15010	N	N	24408 222ND AV SE
003	144280	0310	4/21/04	\$188,000	1240	0	8	1981	3	4050	N	N	25421 213TH AV SE
003	144280	0210	11/6/03	\$160,000	1240	0	8	1982	3	4074	N	N	25412 213TH PL SE
003	412400	0420	12/9/04	\$277,400	1250	340	8	1988	4	15071	N	N	22119 SE 244TH PL
003	729660	0020	6/15/04	\$433,000	1270	830	8	1982	3	16247	Y	Y	21750 SE 262ND PL
003	864780	0120	8/13/03	\$217,500	1290	0	8	1995	3	7256	N	N	26630 201ST PL SE
003	221590	1680	10/15/04	\$279,950	1330	570	8	1992	3	6887	N	N	21335 SE 277TH ST
003	221590	1120	12/9/04	\$282,500	1330	570	8	1992	3	7898	N	N	21328 SE 277TH ST
003	940660	0010	10/21/03	\$235,000	1330	280	8	1988	3	13065	N	N	21931 SE 255TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	292206	9066	5/4/04	\$410,000	1340	310	8	1987	3	22220	Y	Y	26535 212TH AV SE
003	864780	0070	7/6/05	\$278,000	1340	390	8	1990	3	7577	N	N	20041 SE 267TH PL
003	031830	0080	12/10/04	\$269,500	1340	600	8	1993	3	12741	N	N	21035 SE 268TH CT
003	864780	0070	5/26/04	\$252,000	1340	390	8	1990	3	7577	N	N	20041 SE 267TH PL
003	412400	0310	9/8/03	\$259,950	1360	640	8	1986	3	15109	N	N	24442 224TH AV SE
003	154580	6010	7/23/03	\$220,950	1360	580	8	1978	3	9450	N	N	22010 SE 260TH PL
003	940660	0030	1/7/05	\$269,888	1370	350	8	1989	3	20520	N	N	21919 SE 255TH PL
003	212206	9125	3/23/04	\$341,000	1390	630	8	1978	4	111078	N	N	25011 214TH PL SE
003	212206	9111	3/19/04	\$350,000	1410	650	8	1977	4	54885	N	N	21516 SE 250TH ST
003	412400	0190	4/23/04	\$268,000	1420	480	8	1988	3	15078	N	N	22312 SE 244TH PL
003	412384	0450	3/24/03	\$295,000	1470	720	8	1990	3	9554	N	N	26005 225TH CT SE
003	312206	9049	10/24/03	\$419,500	1470	1090	8	1972	4	164221	N	N	18305 SE 272ND ST
003	144274	0280	6/5/03	\$250,000	1470	0	8	1987	3	13125	N	N	25728 210TH AV SE
003	154580	5990	9/23/05	\$365,000	1500	950	8	1978	3	10920	N	N	26002 220TH AV SE
003	144280	0520	5/27/05	\$227,000	1520	0	8	1982	3	2431	N	N	25426 213TH AV SE
003	549146	0420	6/27/05	\$277,800	1520	0	8	2003	3	4050	N	N	24714 232ND PL SE
003	549146	0440	1/6/03	\$239,844	1520	0	8	2002	3	4050	N	N	24722 232ND PL SE
003	412400	0400	1/11/05	\$254,990	1520	0	8	1985	3	15043	N	N	22201 SE 244TH PL
003	144280	0490	10/13/04	\$185,000	1520	0	8	1980	3	3018	N	N	25433 213TH AV SE
003	144280	0500	6/23/04	\$179,500	1520	0	8	1980	3	4115	N	N	25433 213TH AV SE
003	549146	0420	3/28/03	\$237,220	1520	0	8	2003	3	4050	N	N	24714 232ND PL SE
003	292206	9166	8/11/04	\$285,000	1520	0	8	1984	3	50362	N	N	26029 204TH AV SE
003	549146	0400	5/26/03	\$229,046	1520	0	8	2003	3	4050	N	N	24704 232ND PL SE
003	144280	0530	6/27/03	\$171,062	1520	0	8	1982	3	2275	N	N	25426 213TH AV SE
003	144280	0500	2/19/03	\$169,900	1520	0	8	1980	3	4115	N	N	25433 213TH AV SE
003	549146	0480	3/26/03	\$218,693	1520	0	8	2003	3	4026	N	N	24717 233RD PL SE
003	412383	0130	10/22/04	\$263,000	1530	0	8	1990	3	5852	N	N	26027 LAKE WILDERNESS COUNTRY C DR SE
003	302206	9040	11/23/05	\$400,000	1600	0	8	1971	3	44866	N	N	18426 SE 272ND ST
003	864780	0040	1/26/05	\$257,500	1600	0	8	1991	3	6700	N	N	20023 SE 267TH PL
003	221590	2010	4/25/05	\$232,000	1600	0	8	1993	3	7000	N	N	21326 SE 277TH PL
003	144271	0050	4/9/04	\$311,000	1610	550	8	1980	4	16970	N	N	25132 215TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	865010	0300	6/30/05	\$317,000	1620	560	8	1989	3	9710	N	N	27135 189TH AV SE
003	865010	0210	10/17/05	\$320,000	1630	520	8	1990	3	8738	N	N	27005 189TH AV SE
003	864780	0210	4/19/04	\$227,950	1630	0	8	1991	3	10172	N	N	20002 SE 267TH PL
003	025200	0840	10/5/04	\$345,000	1640	400	8	1967	4	13770	N	N	20808 SE 271ST ST
003	412383	0370	7/8/03	\$249,900	1640	0	8	1990	3	7000	N	N	26030 LAKE WILDERNESS COUNTRY C DR SE
003	144273	0150	11/23/05	\$358,500	1650	0	8	1985	4	20822	N	N	21230 SE 252ND PL
003	144273	0150	4/29/04	\$298,000	1650	0	8	1985	4	20822	N	N	21230 SE 252ND PL
003	179620	0090	3/1/05	\$245,000	1650	0	8	1977	3	9800	N	N	16643 SE 279TH PL
003	412382	0110	5/6/04	\$252,000	1680	0	8	1988	3	6000	N	N	25517 LAKE WILDERNESS COUNTRY C DR SE
003	865010	0160	8/20/03	\$248,000	1680	550	8	1989	3	8190	N	N	18816 SE 270TH ST
003	025200	1020	3/31/05	\$265,000	1690	0	8	1962	4	15000	N	N	21111 SE 271ST ST
003	412382	0460	8/2/04	\$284,000	1700	0	8	1988	3	10063	N	N	25402 LAKE WILDERNESS COUNTRY C DR SE
003	412384	0260	12/22/04	\$270,000	1710	0	8	1993	3	7643	N	N	22431 SE 255TH ST
003	549146	0500	10/13/05	\$300,000	1730	0	8	2003	3	3637	N	N	24709 233RD PL SE
003	549146	0380	7/12/04	\$289,900	1730	0	8	2003	3	5127	N	N	24627 232ND PL SE
003	549146	0500	3/29/05	\$275,000	1730	0	8	2003	3	3637	N	N	24709 233RD PL SE
003	549146	0380	2/25/03	\$253,539	1730	0	8	2003	3	5127	N	N	24627 232ND PL SE
003	549146	0500	6/9/03	\$235,615	1730	0	8	2003	3	3637	N	N	24709 233RD PL SE
003	549146	0410	2/4/03	\$235,440	1730	0	8	2003	3	4049	N	N	24710 232ND PL SE
003	549146	0390	6/25/03	\$224,494	1730	0	8	2003	3	4109	N	N	24632 232ND PL SE
003	549146	0320	5/7/03	\$250,822	1740	0	8	2003	3	3600	N	N	24605 232ND PL SE
003	549146	0060	3/19/03	\$247,569	1740	0	8	2003	3	4186	N	N	24727 232ND PL SE
003	549146	0190	1/28/03	\$287,620	1740	0	8	2003	3	5254	Y	N	24712 233RD PL SE
003	549146	0280	5/29/03	\$279,232	1740	0	8	2003	3	8851	N	N	24528 232ND PL SE
003	549146	0020	1/26/04	\$240,000	1740	0	8	2002	3	3600	N	N	24711 232ND PL SE
003	549146	0210	7/1/04	\$264,000	1740	0	8	2002	3	4437	Y	N	24702 233RD PL SE
003	144280	0590	6/24/03	\$179,000	1740	0	8	1985	3	2455	N	N	25419 213TH PL SE
003	292206	9147	10/16/03	\$303,000	1740	0	8	1978	3	48351	N	N	20356 SE 268TH ST
003	144280	0240	6/18/03	\$166,873	1740	0	8	1983	3	3314	N	N	25413 213TH AV SE
003	549146	0070	9/27/05	\$306,000	1750	0	8	2003	3	5299	N	N	24731 232ND PL SE
003	549146	0150	5/10/05	\$318,100	1750	0	8	2003	3	9184	Y	N	24728 233RD PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	549146	0220	5/4/05	\$304,030	1750	0	8	2002	3	4612	Y	N	24632 233RD PL SE
003	549146	0340	7/18/03	\$256,000	1750	0	8	2003	3	3600	N	N	24613 232ND PL SE
003	549146	0220	8/20/04	\$287,000	1750	0	8	2002	3	4612	Y	N	24632 233RD PL SE
003	549146	0120	9/11/03	\$246,990	1750	0	8	2003	3	4577	N	N	23233 SE 248TH ST
003	549146	0040	9/25/03	\$236,990	1750	0	8	2003	3	3600	N	N	24719 232ND PL SE
003	549146	0150	2/19/03	\$266,539	1750	0	8	2003	3	9184	Y	N	24728 233RD PL SE
003	549146	0250	5/16/03	\$249,219	1750	0	8	2003	3	6494	N	N	24610 232ND PL SE
003	549146	0010	9/7/05	\$333,150	1760	0	8	2003	3	3866	N	N	24705 232ND PL SE
003	412384	0010	12/6/04	\$308,000	1760	0	8	1991	4	5752	N	N	22404 SE 255TH ST
003	549146	0140	3/26/03	\$292,132	1760	0	8	2003	3	9779	Y	N	24732 233RD PL SE
003	549146	0260	6/30/03	\$311,870	1760	620	8	2003	3	6172	N	N	24606 232ND PL SE
003	549146	0310	7/23/03	\$251,785	1760	0	8	2003	3	3600	N	N	24531 232ND PL SE
003	549146	0290	3/18/03	\$246,557	1760	0	8	2003	3	3600	N	N	24523 232ND PL SE
003	549146	0010	9/25/03	\$244,990	1760	0	8	2003	3	3866	N	N	24705 232ND PL SE
003	412382	0040	2/11/03	\$243,950	1760	0	8	1987	3	6912	N	N	25335 LAKE WILDERNESS COUNTRY C DR SE
003	221590	1540	9/3/04	\$242,500	1770	0	8	1994	3	7290	N	N	21407 SE 277TH ST
003	412700	0270	3/19/03	\$252,723	1770	0	8	1983	3	12565	N	N	25905 227TH PL SE
003	412381	0130	8/29/03	\$237,000	1770	0	8	1986	3	7000	N	N	25273 LAKE WILDERNESS COUNTRY C DR SE
003	412384	0040	11/18/04	\$292,900	1780	0	8	1992	4	6300	N	N	22330 SE 255TH ST
003	412400	0370	3/7/05	\$293,500	1790	0	8	1985	3	15506	N	N	22225 SE 244TH PL
003	144280	0140	12/22/05	\$245,000	1800	0	8	1993	3	3253	N	N	25414 213TH PL SE
003	144280	0190	6/6/04	\$225,000	1800	0	8	1993	3	2683	N	N	24414 213TH PL SE
003	162206	9179	7/23/04	\$264,650	1800	0	8	1998	3	11105	N	N	21608 SE WAX RD
003	412381	0270	11/28/05	\$369,500	1820	0	8	1987	3	14264	N	N	25210 LAKE WILDERNESS COUNTRY C DR SE
003	412380	0460	1/26/05	\$280,500	1830	0	8	1988	3	6654	N	N	22212 SE 250TH ST
003	412382	0450	11/14/03	\$279,500	1830	0	8	1990	3	13042	N	N	25408 LAKE WILDERNESS COUNTRY C DR SE
003	940660	0170	8/6/03	\$249,999	1830	0	8	1984	3	13005	N	N	21704 SE 255TH PL
003	549146	0130	3/13/05	\$292,500	1840	0	8	2003	3	6886	N	N	23237 SE 248TH ST
003	412383	0460	5/19/05	\$310,000	1840	0	8	1990	3	6154	N	N	25822 LAKE WILDERNESS COUNTRY C DR SE
003	549146	0130	6/17/03	\$265,811	1840	0	8	2003	3	6886	N	N	23237 SE 248TH ST
003	549146	0110	7/21/03	\$249,916	1840	0	8	2003	3	3880	N	N	23227 SE 248TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	549146	0050	7/17/03	\$248,796	1840	0	8	2003	3	3600	N	N	24723 232ND PL SE
003	549146	0270	8/8/03	\$294,315	1840	700	8	2003	3	4982	N	N	24602 232ND PL SE
003	549146	0370	7/22/03	\$241,889	1840	0	8	2003	3	3865	N	N	24629 232ND PL SE
003	144273	0220	1/14/05	\$322,500	1850	490	8	1985	4	13775	N	N	25411 212TH PL SE
003	328801	0020	3/3/04	\$276,000	1860	0	8	1996	3	8050	N	N	25136 235TH WY SE
003	221590	1100	11/16/05	\$354,950	1870	0	8	1992	3	8160	N	N	21312 SE 277TH ST
003	221590	1070	11/17/04	\$288,000	1870	0	8	1992	3	9417	N	N	21216 SE 277TH ST
003	412383	0230	12/15/04	\$300,000	1870	0	8	1990	3	8400	N	N	26225 LAKE WILDERNESS COUNTRY C DR SE
003	549146	0030	11/19/03	\$259,990	1880	0	8	2002	3	3600	N	N	24715 232ND PL SE
003	549146	0360	4/23/03	\$257,730	1880	0	8	2003	3	3600	N	N	24623 232ND PL SE
003	412382	0140	1/6/03	\$284,950	1880	0	8	1988	3	6750	N	N	25603 LAKE WILDERNESS COUNTRY C DR SE
003	549146	0350	4/30/03	\$256,598	1880	0	8	2003	3	3600	N	N	24617 232ND PL SE
003	549146	0330	3/12/03	\$255,615	1880	0	8	2003	3	3600	N	N	24609 232ND PL SE
003	412381	0180	6/30/04	\$276,500	1880	0	8	1986	3	12276	N	N	25256 LAKE WILDERNESS COUNTRY C DR SE
003	549146	0300	4/19/03	\$252,825	1880	0	8	2003	3	3600	N	N	24527 232ND PL SE
003	549146	0240	3/24/03	\$272,832	1880	0	8	2003	3	6157	Y	N	24614 232ND PL SE
003	549146	0160	1/22/03	\$278,335	1880	0	8	2003	3	6543	Y	N	24724 233RD PL SE
003	412382	0330	4/25/03	\$257,500	1880	0	8	1990	3	6793	N	N	25606 LAKE WILDERNESS COUNTRY C DR SE
003	330395	1680	12/23/04	\$325,000	1890	0	8	1994	3	8442	N	N	23035 SE 245TH PL
003	144280	0060	11/24/04	\$229,000	1890	0	8	1993	3	3118	N	N	25424 213TH PL SE
003	144280	0070	3/23/04	\$219,000	1890	0	8	1993	3	3378	N	N	25424 213TH PL SE
003	144280	0060	7/7/03	\$209,000	1890	0	8	1993	3	3118	N	N	25424 213TH PL SE
003	330395	0110	7/25/05	\$351,050	1900	0	8	1994	3	7870	N	N	23049 SE 243RD PL
003	221590	1610	5/21/04	\$276,000	1900	0	8	1993	3	7538	N	N	27758 214TH AV SE
003	221590	1560	10/5/04	\$280,000	1910	0	8	1992	3	6600	N	N	27718 214TH AV SE
003	330395	1670	9/29/04	\$309,950	1910	0	8	1994	3	8705	N	N	23027 SE 245TH PL
003	330395	0010	10/20/05	\$360,000	1920	0	8	1994	3	9614	N	N	23078 SE 243RD PL
003	412383	0220	9/6/05	\$330,000	1920	0	8	1990	3	7800	N	N	26219 LAKE WILDERNESS COUNTRY C DR SE
003	412384	0110	5/16/05	\$340,000	1930	0	8	1992	3	7160	N	N	22331 SE 255TH ST
003	330395	0870	8/11/05	\$335,000	1930	0	8	1994	3	9484	N	N	24610 231ST AV SE
003	940652	1221	9/28/04	\$291,000	1930	0	8	2003	3	7150	N	N	23225 SE 267TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	940652	1221	5/27/03	\$265,000	1930	0	8	2003	3	7150	N	N	23225 SE 267TH PL
003	412383	0480	9/12/05	\$342,000	1940	0	8	1990	3	6555	N	N	25810 LAKE WILDERNESS COUNTRY C DR SE
003	330395	0030	6/3/05	\$320,000	1940	0	8	1996	3	8942	N	N	23066 SE 243RD PL
003	330395	0930	9/23/04	\$318,000	1940	0	8	1996	3	10607	N	N	23116 SE 246TH PL
003	221590	1420	8/17/04	\$269,900	1940	0	8	1994	3	7245	N	N	27736 215TH AV SE
003	221590	1170	4/26/05	\$320,000	1950	0	8	1992	3	7480	N	N	21422 SE 277TH ST
003	144274	0430	5/19/03	\$270,000	1950	0	8	1988	3	22500	N	N	21119 SE 256TH PL
003	332206	9102	7/8/05	\$675,000	1950	620	8	1984	4	103611	N	N	21324 SE 276TH ST
003	328800	0030	3/20/03	\$286,950	1960	0	8	1997	3	8113	N	N	23423 SE 251ST PL
003	322206	9109	9/22/05	\$593,000	1970	1000	8	1981	4	156816	N	N	20533 SE 272ND ST
003	221590	1690	8/22/05	\$324,950	1970	0	8	1992	3	7000	N	N	21327 SE 277TH ST
003	412383	0090	9/11/03	\$295,000	1970	0	8	1990	3	6969	N	N	25919 LAKE WILDERNESS COUNTRY C DR SE
003	940653	0160	3/9/05	\$275,464	1970	0	8	2005	3	4558	N	N	22520 SE 267TH ST
003	940653	0100	1/12/05	\$270,500	1970	0	8	2005	3	5199	N	N	22509 SE 267TH ST
003	940653	0210	12/20/04	\$266,976	1970	0	8	2005	3	5123	N	N	26628 225TH AV SE
003	330395	0180	5/18/04	\$320,000	1980	0	8	1994	3	11098	N	N	24516 230TH CT SE
003	337000	0132	6/25/04	\$282,000	1980	0	8	1993	3	23696	N	N	27416 208TH AV SE
003	940653	0180	5/17/05	\$284,974	1980	0	8	2005	3	4490	N	N	22516 SE 267TH ST
003	940653	0220	3/15/05	\$274,950	1980	0	8	2005	3	4750	N	N	22624 225TH AV SE
003	940653	0130	5/13/05	\$275,805	1980	0	8	2005	3	4611	N	N	22521 SE 267TH ST
003	940653	0110	3/3/05	\$260,998	1980	0	8	2005	3	4913	N	N	22513 SE 267TH ST
003	330395	0200	10/14/04	\$382,500	2000	1070	8	1994	3	11531	N	N	24504 230TH CT SE
003	865010	0270	12/6/05	\$310,000	2000	0	8	1990	3	8211	N	N	27107 189TH AV SE
003	144274	0170	11/17/04	\$345,000	2000	750	8	1979	3	13300	N	N	21006 SE 256TH PL
003	864780	0160	8/3/04	\$269,000	2000	0	8	1990	3	9484	N	N	20028 SE 267TH PL
003	314110	0030	11/23/05	\$341,700	2010	0	8	1977	4	29185	N	N	17015 SE WAX RD
003	940652	1222	6/20/03	\$269,950	2030	0	8	2003	3	7143	N	N	23235 SE 267TH PL
003	025200	0570	8/22/03	\$339,950	2040	460	8	1977	4	22042	Y	N	20911 SE 268TH ST
003	549146	0180	3/16/05	\$310,000	2040	0	8	2003	3	5040	Y	N	24716 233RD PL SE
003	549146	0170	3/1/03	\$310,088	2040	0	8	2003	3	5855	Y	N	24720 233RD PL SE
003	549146	0100	2/25/03	\$249,990	2040	0	8	2002	3	3880	N	N	23223 SE 248TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	549146	0180	4/17/03	\$291,567	2040	0	8	2003	3	5040	Y	N	24716 233RD PL SE
003	328800	0070	2/25/04	\$325,000	2050	0	8	1996	3	9642	N	N	23414 S 251ST PL
003	328800	0070	2/18/03	\$302,950	2050	0	8	1996	3	9642	N	N	23414 S 251ST PL
003	412382	0380	7/1/05	\$341,622	2060	0	8	1990	3	6994	N	N	25502 LAKE WILDERNESS COUNTRY C DR SE
003	412382	0380	7/14/04	\$300,000	2060	0	8	1990	3	6994	N	N	25502 LAKE WILDERNESS COUNTRY C DR SE
003	412383	0330	9/9/05	\$402,600	2070	0	8	1990	3	11974	N	N	26122 LAKE WILDERNESS COUNTRY C DR SE
003	025200	0200	8/23/04	\$370,000	2070	0	8	1990	3	19000	N	N	27004 211TH AV SE
003	330395	0240	11/3/03	\$282,000	2078	0	8	1996	3	18532	N	N	24508 229TH CT SE
003	412381	0230	11/18/04	\$279,950	2080	0	8	1990	3	11717	N	N	25234 LAKE WILDERNESS COUNTRY C DR SE
003	680700	0355	1/27/04	\$335,000	2080	380	8	1990	3	4680	Y	Y	21517 SE 262ND ST
003	025200	0770	9/24/03	\$259,000	2090	0	8	1966	3	15300	N	N	27015 210TH AV SE
003	144274	0140	5/11/05	\$339,950	2110	0	8	1985	4	13300	N	N	21028 SE 256TH PL
003	144273	0250	9/20/04	\$317,000	2110	0	8	1987	3	13775	N	N	25513 212TH PL SE
003	412400	0470	9/28/05	\$344,500	2120	0	8	1988	3	14003	N	N	22023 SE 244TH PL
003	412384	0170	1/10/05	\$314,950	2120	0	8	1991	3	7280	N	N	25533 223RD CT SE
003	212206	9059	9/24/03	\$265,000	2120	0	8	1980	3	32172	N	N	21615 SE 248TH ST
003	412384	0640	2/22/05	\$308,000	2130	0	8	1990	3	5925	N	N	22555 SE 261ST ST
003	412384	0610	9/11/03	\$284,000	2130	0	8	1990	3	6000	N	N	22537 SE 261ST ST
003	154580	6205	1/20/05	\$260,000	2130	0	8	2004	3	11850	N	N	26326 222ND AV SE
003	412384	0230	4/22/05	\$327,250	2140	0	8	1991	3	9223	N	N	25516 223RD CT SE
003	330395	0950	9/28/04	\$324,000	2140	0	8	1996	3	14816	N	N	24520 231ST AV SE
003	221590	1650	4/18/03	\$257,500	2140	0	8	1992	3	7095	N	N	27735 214TH AV SE
003	864780	0190	4/2/03	\$245,000	2140	0	8	1990	3	9400	N	N	20016 SE 267TH PL
003	864780	0140	5/9/03	\$229,000	2140	0	8	1990	3	9662	N	N	26637 201ST PL SE
003	221590	0350	6/26/03	\$306,450	2150	0	8	1992	4	7806	N	N	27805 212TH PL SE
003	412384	0020	6/4/04	\$302,000	2150	0	8	1992	3	5712	N	N	22350 SE 255TH ST
003	412384	0390	3/9/04	\$295,000	2150	0	8	1990	3	8891	N	N	26020 225TH CT SE
003	412700	0485	7/28/03	\$280,500	2150	0	8	1985	3	20037	N	N	25739 W LAKE WILDERNESS DR SE
003	412400	0480	6/14/04	\$269,950	2150	0	8	1984	3	14014	N	N	22015 SE 244TH PL
003	412384	0020	1/10/03	\$275,000	2150	0	8	1992	3	5712	N	N	22350 SE 255TH ST
003	330395	1710	9/24/03	\$279,500	2150	0	8	1995	3	8494	N	N	23059 SE 245TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	865010	0200	7/29/03	\$245,000	2150	0	8	1990	3	7422	N	N	18811 SE 270TH ST
003	330395	0260	7/1/05	\$490,000	2160	1090	8	1997	3	8387	N	N	23008 SE 245TH PL
003	940660	0140	8/23/05	\$405,000	2160	0	8	1986	3	15008	N	N	21622 SE 255TH PL
003	031830	0130	6/29/05	\$326,000	2170	0	8	1993	3	7443	N	N	21007 SE 268TH CT
003	332206	9101	7/8/05	\$605,000	2170	0	8	1983	3	103611	N	N	21314 SE 276TH ST
003	412383	0450	4/9/03	\$289,950	2170	0	8	1990	3	6868	N	N	25902 LAKE WILDERNESS COUNTRY C DR SE
003	330395	0970	8/8/05	\$434,950	2180	0	8	1992	3	9762	N	N	23107 SE 243RD PL
003	412382	0430	9/12/05	\$389,500	2180	1140	8	1990	3	6279	N	N	25420 LAKE WILDERNESS COUNTRY C DR SE
003	228670	0100	9/23/04	\$299,259	2180	0	8	2004	3	6573	N	N	20025 SE 260TH PL
003	412381	0220	5/18/05	\$322,225	2190	0	8	1986	3	12033	N	N	25238 LAKE WILDERNESS COUNTRY C DR SE
003	272206	9116	4/14/03	\$409,950	2200	0	8	1990	3	129808	N	N	26030 227TH PL SE
003	330395	1500	7/3/03	\$294,000	2210	0	8	1994	3	7369	N	N	23020 SE 248TH PL
003	330395	0440	3/12/03	\$303,000	2210	0	8	1996	3	11235	N	N	24713 230TH WY SE
003	412384	0540	4/14/04	\$295,000	2220	0	8	1990	3	6008	N	N	22503 SE 261ST ST
003	412383	0440	10/6/04	\$295,000	2220	0	8	1990	3	7000	N	N	25908 LAKE WILDERNESS COUNTRY C DR SE
003	412384	0660	8/16/04	\$289,875	2220	0	8	1990	3	10358	N	N	22571 SE 261ST ST
003	144274	0120	4/7/04	\$285,000	2220	240	8	1979	3	13300	N	N	21116 SE 256TH PL
003	282206	9085	10/17/05	\$540,000	2250	750	8	1983	3	19312	Y	Y	21416 SE 265TH ST
003	212206	9145	4/29/04	\$445,000	2250	0	8	1985	3	138085	N	N	21708 SE 245TH ST
003	330395	0850	7/11/05	\$387,000	2260	0	8	1992	3	8721	N	N	24622 231ST AV SE
003	202206	9067	8/28/03	\$260,000	2260	0	8	1978	3	50965	N	N	24837 208TH AV SE
003	330395	0420	3/2/05	\$400,000	2270	0	8	1995	3	12303	N	N	24611 230TH WY SE
003	412383	0430	5/25/05	\$370,800	2300	0	8	1990	3	7000	N	N	25914 LAKE WILDERNESS COUNTRY C DR SE
003	541650	1070	10/3/05	\$367,950	2300	0	8	2005	3	5818	N	N	22610 SE 271ST ST
003	412382	0240	10/5/04	\$304,000	2300	0	8	1990	3	6500	N	N	25730 LAKE WILDERNESS COUNTRY C DR SE
003	412700	0690	12/17/04	\$685,000	2320	590	8	1990	5	22550	Y	Y	23042 SE LAKE WILDERNESS DR S
003	330395	1420	9/1/04	\$347,550	2320	0	8	1994	3	9080	N	N	23033 SE 248TH PL
003	259178	0090	3/2/05	\$371,500	2330	0	8	2004	3	9932	N	N	20523 SE 261ST PL
003	025200	1010	9/29/05	\$339,950	2330	0	8	1961	4	15100	N	N	27104 211TH AV SE
003	259178	0130	9/9/04	\$330,000	2330	0	8	2004	3	9383	N	N	20505 SE 261ST PL
003	259178	0130	4/23/04	\$325,000	2330	0	8	2004	3	9383	N	N	20505 SE 261ST PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	259178	0090	2/24/04	\$298,950	2330	0	8	2004	3	9932	N	N	20523 SE 261ST PL
003	412382	0050	7/27/05	\$363,950	2340	0	8	1989	3	7672	N	N	25403 LAKE WILDERNESS COUNTRY C DR SE
003	330395	1240	11/17/04	\$355,500	2340	0	8	1992	4	8948	N	N	24811 231ST AV SE
003	940657	0130	8/7/03	\$274,715	2340	0	8	2003	3	5300	N	N	24916 234TH PL SE
003	940657	0350	1/15/04	\$265,297	2340	0	8	2003	3	5420	N	N	25021 234TH PL SE
003	940657	0150	5/5/03	\$260,300	2340	0	8	2003	3	6929	N	N	24904 234TH PL SE
003	940657	0040	10/13/03	\$259,823	2340	0	8	2003	3	5001	N	N	23424 SE 250TH PL
003	940657	0080	8/6/03	\$258,697	2340	0	8	2003	3	6777	N	N	24932 234TH PL SE
003	940657	0060	10/9/03	\$255,816	2340	0	8	2003	3	5500	N	N	25006 234TH PL SE
003	940657	0170	3/10/03	\$239,000	2340	0	8	2003	3	8847	N	N	24906 234TH PL SE
003	940657	0290	3/27/03	\$253,645	2340	0	8	2003	3	8990	N	N	24925 234TH PL SE
003	940657	0110	8/28/03	\$253,322	2340	0	8	2003	3	5603	N	N	24924 234TH PL SE
003	940657	0140	9/4/03	\$264,785	2360	0	8	2003	3	6548	N	N	24912 234TH PL SE
003	378310	0150	4/5/04	\$360,000	2380	0	8	1983	4	50080	N	N	20622 SE 269TH ST
003	330395	0630	10/17/05	\$419,975	2390	0	8	1994	3	9802	N	N	24927 231ST AV SE
003	940653	0060	8/15/05	\$354,306	2400	0	8	2005	3	4000	N	N	22427 SE 267TH ST
003	330395	0390	10/7/05	\$431,000	2400	0	8	1995	3	10449	N	N	22915 SE 246TH ST
003	412382	0350	8/22/05	\$383,500	2400	0	8	1989	3	7107	N	N	25526 LAKE WILDERNESS COUNTRY C DR SE
003	940653	0150	2/7/05	\$321,039	2400	0	8	2004	3	4848	N	N	22518 SE 267TH ST
003	940653	0280	6/7/05	\$319,929	2400	0	8	2005	3	4750	N	N	22418 SE 267TH ST
003	940653	0170	5/5/05	\$310,256	2400	0	8	2005	3	5776	N	N	22522 SE 267TH ST
003	940653	0030	6/6/05	\$309,950	2400	0	8	2005	3	4000	N	N	22415 SE 267TH ST
003	412382	0350	11/26/03	\$298,000	2400	0	8	1989	3	7107	N	N	25526 LAKE WILDERNESS COUNTRY C DR SE
003	940653	0200	1/11/05	\$297,327	2400	0	8	2005	3	6537	N	N	26632 225TH AV SE
003	940651	0100	12/12/03	\$379,500	2410	0	8	1997	3	26023	N	N	24418 214TH AV SE
003	412381	0060	2/1/05	\$320,000	2410	0	8	1987	3	13777	N	N	25231 LAKE WILDERNESS COUNTRY C DR SE
003	239571	0060	10/7/05	\$405,386	2420	0	8	2005	3	9776	N	N	25042 234TH PL SE
003	239571	0010	9/19/05	\$377,450	2420	0	8	2005	3	5773	N	N	25025 234TH PL SE
003	940653	0120	4/15/05	\$317,492	2420	0	8	2005	3	7287	N	N	22517 SE 267TH ST
003	292206	9144	8/29/05	\$335,000	2420	0	8	1980	3	48787	N	N	20326 SE 268TH ST
003	330395	0480	4/24/03	\$305,000	2420	0	8	1996	3	11793	N	N	24805 230TH WY SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	239571	0030	9/13/05	\$374,950	2422	0	8	2005	3	6092	N	N	25033 234TH PL SE
003	330395	1330	6/10/05	\$379,950	2430	0	8	1998	3	8092	N	N	23011 S 249TH PL
003	144270	0400	11/23/04	\$354,000	2430	0	8	1977	3	20690	N	N	25518 214TH AV SE
003	259178	0140	8/9/04	\$308,950	2440	0	8	2004	3	8022	N	N	20431 SE 261ST PL
003	259178	0050	10/18/04	\$303,785	2440	0	8	2004	3	8535	N	N	20510 SE 261ST PL
003	259178	0080	10/8/04	\$301,950	2440	0	8	2004	3	8816	N	N	20520 SE 261ST PL
003	412383	0400	11/7/05	\$393,500	2450	0	8	1991	3	7890	N	N	26012 LAKE WILDERNESS COUNTRY C DR SE
003	330395	1180	6/11/04	\$329,472	2460	0	8	1992	3	6765	N	N	24623 231ST AV SE
003	330395	1380	11/20/03	\$315,950	2460	0	8	1994	3	7343	N	N	24812 230TH WY SE
003	940653	0090	4/25/05	\$311,243	2470	0	8	2005	3	5100	N	N	22505 SE 267TH ST
003	330395	1160	4/21/03	\$297,000	2480	0	8	1995	3	8877	N	N	24605 231ST AV SE
003	330395	1150	1/2/03	\$281,000	2480	0	8	1992	3	8563	N	N	23059 SE 246TH PL
003	330395	1570	7/20/05	\$390,624	2490	0	8	1994	3	8293	N	N	23025 SE 247TH CT
003	328800	0040	7/8/04	\$329,000	2500	0	8	1995	3	7257	N	N	23417 S 251ST PL
003	330395	0860	7/2/04	\$369,950	2510	0	8	1992	3	9915	N	N	24616 231ST AV SE
003	259178	0110	9/5/03	\$290,000	2510	0	8	1996	3	12573	N	N	20517 SE 261ST PL
003	228670	0090	9/14/04	\$337,487	2520	0	8	2004	3	8459	N	N	20031 SE 260TH PL
003	228670	0020	8/5/04	\$314,901	2520	0	8	2004	3	8497	N	N	20018 SE 260TH PL
003	330395	1540	7/13/05	\$375,000	2530	0	8	1994	3	9541	N	N	24710 230TH WY SE
003	330395	0500	8/11/04	\$405,000	2550	0	8	1996	3	10280	N	N	24821 230TH WY SE
003	330395	1480	6/21/04	\$329,000	2550	0	8	1994	3	8997	N	N	23036 SE 248TH PL
003	330395	1220	4/19/03	\$329,900	2550	0	8	1992	3	8240	N	N	24721 231ST AV SE
003	330395	1230	4/14/03	\$317,500	2560	0	8	1992	3	8272	N	N	24807 231ST AV SE
003	144270	0530	5/9/05	\$384,500	2580	0	8	1976	4	14235	N	N	21717 SE 254TH PL
003	154580	2120	5/9/05	\$317,000	2580	0	8	2005	3	7698	N	N	21660 SE 271ST ST
003	940653	0040	2/22/05	\$337,614	2580	0	8	2005	3	5000	N	N	22419 SE 267TH ST
003	940653	0080	2/9/05	\$313,665	2580	0	8	2005	3	5000	N	N	22501 SE 267TH ST
003	144270	0440	7/24/03	\$299,950	2580	0	8	1976	4	17626	N	N	21518 SE 255TH CT
003	940653	0240	6/21/05	\$358,842	2590	0	8	2005	3	9232	N	N	26625 225TH AV SE
003	330395	0830	2/10/05	\$355,000	2590	0	8	1992	3	7852	N	N	24712 231ST AV SE
003	940657	0160	9/15/03	\$280,040	2590	0	8	2003	3	6273	N	N	24902 234TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	940657	0180	3/25/03	\$260,898	2590	0	8	2003	3	5449	N	N	24834 234TH PL SE
003	940657	0010	12/8/03	\$273,798	2590	0	8	2003	3	5062	N	N	23446 SE 250TH PL
003	940657	0210	4/22/03	\$269,550	2590	0	8	2003	3	7391	N	N	24821 234TH PL SE
003	940657	0310	7/29/03	\$267,919	2590	0	8	2003	3	7709	N	N	25005 234TH PL SE
003	940653	0260	6/21/05	\$363,788	2600	0	8	2005	3	4750	N	N	22426 SE 267TH ST
003	330395	0800	11/20/05	\$449,950	2610	0	8	1992	3	8436	N	N	24808 231ST AV SE
003	330395	0840	10/12/04	\$315,000	2620	0	8	1992	3	8765	N	N	24706 231ST AV SE
003	412384	0060	3/5/03	\$284,950	2630	0	8	1990	3	8924	N	N	22307 SE 255TH ST
003	259178	0160	6/22/04	\$323,950	2700	0	8	2004	3	8046	N	N	20413 SE 261ST PL
003	259178	0120	6/1/04	\$321,450	2700	0	8	2004	3	7646	N	N	20511 SE 261ST PL
003	259178	0040	6/17/04	\$314,950	2700	0	8	2004	3	8046	N	N	20502 SE 261ST PL
003	330395	1280	4/15/04	\$329,990	2710	0	8	1994	3	7450	N	N	24905 231ST AV SE
003	282206	9059	5/24/05	\$451,500	2720	0	8	2005	3	11921	N	N	21349 SE 265TH ST
003	330395	1200	1/16/03	\$288,000	2720	0	8	1992	3	7404	N	N	24709 231ST AV SE
003	330395	0470	12/29/05	\$480,450	2750	0	8	1997	3	10181	N	N	24731 230TH WY SE
003	940651	0060	3/20/03	\$355,000	2760	0	8	1997	3	24049	N	N	24526 214TH AV SE
003	259178	0060	9/15/04	\$319,950	2770	0	8	2004	3	7198	N	N	20514 SE 261ST PL
003	259178	0170	7/27/04	\$315,950	2770	0	8	2004	3	8047	N	N	20413 SE 261ST PL
003	259178	0030	7/21/04	\$312,950	2770	0	8	2004	3	8046	N	N	20430 SE 261ST PL
003	259178	0010	5/26/04	\$310,000	2770	0	8	2004	3	8046	N	N	20416 SE 261ST PL
003	259178	0150	6/4/04	\$309,250	2770	0	8	2004	3	8067	N	N	20425 SE 261ST PL
003	330395	0540	6/10/03	\$450,000	2830	1350	8	1996	3	12652	N	N	24921 230TH WY SE
003	259178	0100	8/25/04	\$307,950	2870	0	8	2004	3	9950	N	N	20519 SE 261ST PL
003	940657	0200	3/23/03	\$283,016	2960	0	8	2003	3	8256	N	N	24822 234TH PL SE
003	940657	0270	2/11/03	\$290,670	2970	0	8	2003	3	6718	N	N	24915 234TH PL SE
003	940657	0190	1/10/05	\$317,500	2980	0	8	2003	3	6522	N	N	24828 234TH PL SE
003	940657	0300	10/20/03	\$329,421	2980	0	8	2003	3	8786	N	N	24931 234TH PL SE
003	940657	0240	9/6/03	\$313,068	2980	0	8	2003	3	12216	N	N	24903 234TH PL SE
003	940657	0340	7/2/04	\$312,000	2980	0	8	2003	3	6763	N	N	25017 234TH PL SE
003	940657	0250	9/29/03	\$311,053	2980	0	8	2003	3	8776	N	N	24907 234TH PL SE
003	940657	0190	1/23/03	\$270,000	2980	0	8	2003	3	6522	N	N	24828 234TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	940657	0340	5/12/03	\$286,836	2980	0	8	2003	3	6763	N	N	25017 234TH PL SE
003	940657	0070	11/3/03	\$284,302	2980	0	8	2003	3	7819	N	N	24934 234TH PL SE
003	940657	0220	6/18/03	\$280,714	2980	0	8	2003	3	9365	N	N	24827 234TH PL SE
003	940657	0050	11/6/03	\$279,696	2980	0	8	2003	3	5961	N	N	23418 SE 250TH PL
003	865010	0120	11/17/05	\$368,500	2990	0	8	1990	3	7292	N	N	26953 189TH AV SE
003	940660	0110	10/12/04	\$349,000	2990	0	8	1986	3	15778	N	N	21621 SE 255TH PL
003	940657	0260	8/26/03	\$317,072	2990	0	8	2003	3	6474	N	N	24911 234TH PL SE
003	228670	0060	9/8/04	\$349,257	3000	0	8	2004	3	9326	N	N	20015 SE 260TH PL
003	228670	0010	7/21/04	\$343,830	3000	0	8	2004	3	8808	N	N	20024 SE 260TH PL
003	228670	0080	9/14/04	\$339,950	3000	0	8	2004	3	11831	N	N	20021 SE 260TH PL
003	228670	0070	8/30/04	\$316,450	3000	0	8	2004	3	8783	N	N	20019 SE 260TH PL
003	212206	9148	3/16/04	\$450,000	3100	0	8	1994	3	57499	N	N	21515 SE 245TH ST
003	940653	0070	5/10/05	\$384,993	3140	0	8	2005	3	5000	N	N	22431 SE 267TH ST
003	940653	0050	6/23/05	\$380,584	3140	0	8	2005	3	5000	N	N	22423 SE 267TH ST
003	330395	0520	7/9/03	\$405,000	3160	0	8	1997	3	9030	N	N	24909 230TH WY SE
003	940657	0100	5/23/03	\$305,524	3190	0	8	2003	3	6252	N	N	24930 234TH PL SE
003	940657	0030	10/27/05	\$375,000	3210	0	8	2003	3	5201	N	N	23430 SE 250TH PL
003	940657	0120	6/20/03	\$350,323	3210	0	8	2003	3	5300	N	N	24920 234TH PL SE
003	940657	0090	6/18/03	\$322,803	3210	0	8	2003	3	7106	N	N	24914 234TH PL SE
003	940657	0020	10/16/03	\$380,000	3210	0	8	2003	3	5301	N	N	23440 SE 250TH PL
003	940657	0030	12/11/03	\$318,036	3210	0	8	2003	3	5201	N	N	23430 SE 250TH PL
003	940657	0320	6/3/03	\$363,182	3210	0	8	2003	3	6672	N	N	25009 234TH PL SE
003	940657	0280	7/7/03	\$311,186	3210	0	8	2003	3	6663	N	N	24919 234TH PL SE
003	259178	0070	8/9/04	\$340,300	3260	0	8	2004	3	9439	N	N	20518 SE 261ST PL
003	259178	0020	5/20/04	\$336,950	3260	0	8	2004	3	8046	N	N	20424 SE 261ST PL
003	259178	0180	1/13/04	\$331,400	3260	0	8	2004	3	9253	N	N	20407 SE 261ST PL
003	940654	0070	8/27/04	\$285,500	1746	0	9	2000	3	8753	N	N	25043 235TH CT SE
003	940654	0190	7/14/05	\$314,950	1782	0	9	2000	3	6000	N	N	25016 235TH CT SE
003	940654	0120	3/15/05	\$301,990	1782	0	9	2000	3	8556	N	N	25073 235TH CT SE
003	508850	0070	3/11/04	\$320,000	1860	0	9	1989	3	14740	N	N	25744 215TH CT SE
003	144270	0560	9/20/04	\$380,000	1910	1830	9	1977	4	16626	N	N	21725 SE 254TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	144274	0190	1/7/03	\$284,900	1970	300	9	1980	3	14400	N	N	25611 210TH AV SE
003	508850	0280	4/10/03	\$280,000	2050	0	9	1990	3	18595	N	N	25905 215TH PL SE
003	144270	0340	8/9/05	\$395,950	2090	0	9	1978	3	13524	N	N	25646 214TH AV SE
003	144276	0110	10/11/05	\$429,000	2110	0	9	1988	3	15253	N	N	25209 217TH PL SE
003	144270	0200	8/26/05	\$445,000	2150	370	9	1988	3	29025	N	N	21234 SE 258TH ST
003	508850	0200	8/3/05	\$365,000	2160	0	9	1990	3	9797	N	N	25810 214TH AV SE
003	031830	0020	3/16/05	\$575,000	2190	1120	9	1988	3	13633	Y	Y	21014 SE 268TH CT
003	940654	0140	11/29/05	\$495,000	2204	1050	9	2000	3	5993	N	N	25054 235TH CT SE
003	940654	0010	6/9/03	\$284,500	2204	0	9	2000	3	6381	N	N	25007 235TH CT SE
003	508850	0310	7/29/03	\$329,950	2210	450	9	1990	3	16677	N	N	25927 215TH PL SE
003	144270	0150	1/28/04	\$335,000	2250	0	9	1977	4	13500	N	N	25615 214TH AV SE
003	508850	0130	8/12/05	\$409,950	2260	0	9	1989	3	16146	N	N	25743 215TH CT SE
003	144276	0150	6/2/05	\$405,000	2270	0	9	1988	3	16016	N	N	21622 SE 253RD PL
003	940670	0160	9/29/05	\$404,900	2300	0	9	2004	3	7455	N	N	26317 230TH CT SE
003	401705	0890	7/14/05	\$446,000	2340	0	9	1990	3	24300	N	N	25328 236TH CT SE
003	412700	0425	3/18/05	\$380,000	2370	0	9	1990	4	17567	N	N	22815 SE LAKE WILDERNESS DR S
003	508850	0160	5/13/04	\$359,950	2370	0	9	1989	3	16700	N	N	25761 215TH CT SE
003	144270	0170	9/3/03	\$308,000	2380	0	9	1978	4	15000	N	N	25625 214TH AV SE
003	178620	0100	10/6/03	\$403,750	2410	0	9	2003	3	9165	N	N	22729 SE 263RD CT
003	178620	0140	7/1/03	\$375,000	2410	0	9	2003	3	8287	N	N	22703 SE 263RD CT
003	178620	0070	4/14/04	\$414,950	2420	730	9	2004	3	11919	N	N	22746 SE 263RD CT
003	178620	0030	3/14/03	\$361,076	2420	0	9	2003	3	8498	N	N	22720 SE 263RD CT
003	508850	0040	8/5/05	\$397,500	2440	0	9	1989	3	14436	N	N	25762 215TH CT SE
003	401705	0830	6/28/04	\$389,950	2440	0	9	1990	3	15318	N	N	23611 SE 254TH ST
003	330395	0340	1/26/04	\$339,950	2450	0	9	1992	3	9216	N	N	24511 229TH CT SE
003	940670	0070	8/25/04	\$349,100	2483	0	9	2004	3	6844	N	N	23043 SE 263RD ST
003	401705	0850	5/13/05	\$430,000	2510	0	9	1990	3	19462	N	N	23618 SE 254TH ST
003	330395	0570	8/3/05	\$499,000	2550	910	9	1995	3	14241	N	N	24943 230TH PL SE
003	178620	0090	4/28/04	\$465,476	2580	1050	9	2004	3	11124	N	N	22733 SE 263RD CT
003	178620	0110	10/4/04	\$412,000	2580	0	9	2003	3	9957	N	N	22723 SE 263RD CT
003	178620	0110	10/20/03	\$375,950	2580	0	9	2003	3	9957	N	N	22723 SE 263RD CT

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	401705	1010	3/19/03	\$349,000	2580	0	9	1990	3	16446	N	N	25333 235TH WY SE
003	401705	0920	4/14/03	\$346,000	2580	0	9	1990	3	19200	N	N	25317 236TH CT SE
003	412700	0275	4/30/03	\$325,000	2580	0	9	1989	3	16265	N	N	25901 227TH PL SE
003	178620	0020	4/22/05	\$433,650	2590	0	9	2003	3	9324	N	N	22714 SE 263RD CT
003	178620	0120	12/3/03	\$378,000	2590	0	9	2003	3	9598	N	N	22717 SE 263RD CT
003	178620	0020	4/16/03	\$355,950	2590	0	9	2003	3	9324	N	N	22714 SE 263RD CT
003	144272	0060	4/28/04	\$306,150	2590	0	9	1979	3	14112	N	N	25739 210TH AV SE
003	144274	0450	5/11/05	\$402,500	2620	0	9	1979	3	13950	N	N	25709 212TH AV SE
003	144276	0090	3/20/03	\$317,000	2620	0	9	1990	3	15353	N	N	25208 217TH PL SE
003	330395	0580	7/30/03	\$460,000	2640	1410	9	1996	3	12326	N	N	24949 230TH PL SE
003	178620	0130	7/27/04	\$405,000	2650	0	9	2003	3	8067	N	N	22709 SE 263RD CT
003	178620	0080	1/21/04	\$414,950	2650	1080	9	2004	3	13677	N	N	22739 SE 263RD CT
003	178620	0130	8/26/03	\$367,950	2650	0	9	2003	3	8067	N	N	22709 SE 263RD CT
003	178620	0040	5/14/03	\$364,950	2650	0	9	2003	3	8070	N	N	22726 SE 263RD CT
003	144276	0200	4/20/05	\$412,500	2700	0	9	1990	3	15001	N	N	25319 217TH PL SE
003	940654	0160	1/8/04	\$339,950	2710	0	9	2000	3	7076	N	N	25034 235TH CT SE
003	940654	0150	8/22/03	\$399,950	2715	1200	9	2000	3	7077	N	N	25044 235TH CT SE
003	412700	0282	4/20/04	\$359,370	2730	1000	9	1992	3	19338	N	N	25804 226TH PL SE
003	412700	0282	5/21/03	\$344,000	2730	1000	9	1992	3	19338	N	N	25804 226TH PL SE
003	940670	0030	11/12/04	\$350,500	2740	0	9	2004	3	7000	N	N	23027 SE 263RD ST
003	541650	1040	9/8/05	\$402,500	2750	0	9	2005	3	4750	N	N	22621 SE 270TH PL
003	330395	1040	4/25/04	\$360,000	2750	0	9	1993	3	10335	N	N	23118 SE 243RD PL
003	940670	0060	11/22/04	\$351,000	2750	0	9	2004	3	6720	N	N	23039 SE 263RD ST
003	940670	0020	12/9/04	\$350,500	2750	0	9	2004	3	6720	N	N	23023 SE 263RD ST
003	401705	1150	12/13/05	\$500,000	2770	0	9	1989	3	13906	N	N	23406 SE 254TH ST
003	401705	0950	12/10/03	\$439,950	2780	0	9	1990	3	14772	N	N	23524 SE 254TH ST
003	401705	0960	9/22/04	\$440,000	2780	0	9	1990	3	14907	N	N	23514 SE 254TH ST
003	508850	0230	12/14/04	\$327,500	2790	0	9	1989	3	12342	N	N	21415 SE 258TH ST
003	337000	0150	11/18/04	\$475,000	2800	0	9	2001	3	28254	N	N	27518 208TH AV SE
003	940670	0110	5/13/05	\$379,000	2830	0	9	2005	3	8533	N	N	26318 230TH CT SE
003	940670	0190	8/3/05	\$370,917	2830	0	9	2005	3	8523	N	N	23018 SE 263RD ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	940670	0080	12/1/04	\$361,040	2830	0	9	2004	3	6379	N	N	23042 SE 263RD ST
003	144274	0180	10/26/04	\$390,000	2850	0	9	1986	3	14400	N	N	21002 SE 256TH PL
003	144270	0100	8/23/05	\$442,000	2870	0	9	1977	4	14250	N	N	25329 215TH PL SE
003	144276	0060	2/8/05	\$357,000	2930	0	9	1990	3	15803	N	N	25228 217TH PL SE
003	178620	0060	12/8/03	\$403,500	2950	0	9	2004	3	16791	N	N	22742 SE 263RD CT
003	541650	1050	8/19/05	\$407,950	2960	0	9	2005	3	4750	N	N	22615 SE 270TH PL
003	940670	0050	11/18/04	\$367,500	2960	0	9	2004	3	7000	N	N	23035 SE 263RD ST
003	940670	0090	12/21/04	\$367,500	2960	0	9	2004	3	5634	N	N	23038 SE 263RD ST
003	940670	0170	6/15/05	\$367,500	2960	0	9	2004	3	5427	N	N	26323 230TH CT SE
003	940670	0150	3/30/05	\$364,000	2960	0	9	2004	3	12441	N	N	26305 230TH CT SE
003	328800	0020	5/7/03	\$399,950	2990	680	9	2003	3	8923	N	N	23429 SE 251ST PL
003	940670	0010	12/16/04	\$364,000	3000	0	9	2004	3	6817	N	N	23019 SE 263RD ST
003	680700	0057	7/15/05	\$540,000	3070	0	9	2005	3	9557	N	N	26109 215TH PL SE
003	292206	9193	8/18/05	\$629,000	3168	0	9	2000	3	37607	N	N	20401 SE 263RD CT
003	940670	0100	4/12/05	\$407,000	3190	0	9	2004	3	5893	N	N	23034 SE 263RD ST
003	940670	0180	8/10/05	\$394,000	3190	0	9	2005	3	4980	N	N	26327 230TH CT SE
003	940670	0040	11/2/04	\$372,000	3190	0	9	2004	3	6720	N	N	23031 SE 263RD ST
003	508850	0260	11/11/05	\$495,000	3200	0	9	1995	3	14584	N	N	21439 SE 258TH ST
003	401705	0930	4/1/03	\$395,500	3220	0	9	1990	3	25404	N	N	25323 236TH CT SE
003	401705	0790	8/9/05	\$545,000	3370	350	9	1991	3	14010	N	N	23509 SE 254TH ST
003	025200	0515	2/3/04	\$675,000	2040	1160	10	1999	3	15013	Y	Y	20906 SE 268TH ST
003	412700	0605	4/4/05	\$709,995	2080	1230	10	1991	4	14721	Y	Y	22834 SE LAKE WILDERNESS DR S
003	144272	0290	5/24/05	\$370,000	2300	0	10	1987	3	12922	N	N	21109 SE 258TH ST
003	401705	0190	7/30/03	\$400,000	2330	810	10	1990	3	16662	N	N	25233 235TH WY SE
003	401705	0020	11/19/04	\$410,000	2450	0	10	1990	3	19744	N	N	23526 SE 253RD PL
003	401705	0020	5/24/04	\$410,000	2450	0	10	1990	3	19744	N	N	23526 SE 253RD PL
003	401705	0080	1/3/03	\$395,000	2640	410	10	1990	3	27726	N	N	23521 SE 252ND ST
003	401705	0560	8/31/05	\$665,000	3050	0	10	1990	3	19223	Y	N	25341 232ND AV SE
003	412700	0400	6/28/04	\$530,000	3120	0	10	2004	3	28841	Y	N	22851 SE LAKE WILDERNESS DR S
003	401705	0290	3/10/05	\$559,000	3220	0	10	1990	3	17005	N	N	25202 234TH AV SE
003	239570	0010	4/16/04	\$489,950	3240	0	10	1990	3	37003	Y	N	25208 235TH WY SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	401705	0540	8/25/03	\$500,000	3300	0	10	1990	3	18188	Y	N	25321 232ND AV SE
003	401705	0120	5/23/05	\$645,000	3380	0	10	1990	3	20169	N	N	23500 SE 252ND CT
003	401705	1080	5/21/04	\$465,000	3380	0	10	1991	3	14866	N	N	23309 SE 253RD PL
003	401705	0600	8/7/03	\$450,000	3600	0	10	1990	3	12605	N	N	25332 232ND AV SE
003	144272	0240	3/26/04	\$380,000	4250	0	10	1981	3	22278	N	N	25831 211TH AV SE

**Improved Sales Removed from this Annual Update Analysis**

**Area 56**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	005030	0120	2/18/04	\$259,950	BUILDER OR DEVELOPER SALES
003	005030	0180	3/24/04	\$259,950	BUILDER OR DEVELOPER SALES
003	025200	0240	9/19/05	\$675,000	DIAGNOSTIC OUTLIER
003	025200	0460	6/7/04	\$200,000	DOR RATIO
003	025200	0480	12/10/03	\$550,000	LACK OF REPRESENTATION
003	025200	0530	9/18/03	\$25,000	FORCED SALE, DOR RATIO
003	025200	0550	6/7/05	\$270,450	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	025200	0760	7/23/03	\$65,000	DOR RATIO
003	025200	0840	9/10/03	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	025200	0870	11/17/03	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	031830	0130	6/20/05	\$326,000	RELOCATION - SALE TO SERVICE
003	127400	0070	1/18/03	\$179,900	RELOCATION - SALE TO SERVICE
003	127400	0270	4/10/03	\$159,000	NON-REPRESENTATIVE SALE
003	127450	0010	3/25/04	\$177,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	127450	0080	10/26/04	\$159,950	RELATED PARTY, FRIEND, OR NEIGHBOR
003	127450	0150	9/25/03	\$154,888	NON-REPRESENTATIVE SALE
003	127450	0440	4/20/05	\$80,750	RELATED PARTY, FRIEND, OR NEIGHBOR DOR RATIO
003	127450	0480	3/9/04	\$202,675	NON-REPRESENTATIVE SALE
003	127450	0710	12/2/05	\$258,000	CURRENT CHAR. DO NOT REFLECT SALE CHARACTERISTICS
003	127450	0710	3/30/05	\$184,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	144272	0200	1/28/03	\$269,950	FORCED SALE
003	144280	0270	2/9/04	\$159,950	BANKRUPTCY - RECEIVER OR TRUSTEE
003	144280	0280	9/20/04	\$176,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	144280	0410	12/16/03	\$174,169	EXEMPT FROM EXCISE TAX
003	144280	0410	1/13/04	\$180,000	FORCED SALE
003	154580	0290	3/15/04	\$214,950	FORCED SALE
003	154580	0350	10/17/03	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	154580	0870	3/26/04	\$198,614	BANKRUPTCY; EXEMPT FROM EXCISE TAX
003	154580	1040	8/22/03	\$198,425	BANKRUPTCY - RECEIVER OR TRUSTEE
003	154580	1040	8/20/03	\$180,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	154580	1270	1/11/05	\$230,100	RELOCATION - SALE TO SERVICE
003	154580	1280	2/27/04	\$160,630	QUIT CLAIM DEED
003	154580	1330	9/11/03	\$76,887	QUIT CLAIM DEED; AND OTHER WARNINGS
003	154580	1960	7/19/04	\$236,000	DIVORCE
003	154580	2120	2/25/04	\$47,000	NON-REPRESENTATIVE SALE; DOR RATIO
003	154580	2250	8/25/04	\$94,268	QUIT CLAIM DEED; DOR RATIO
003	154580	2490	10/4/05	\$210,000	NO MARKET EXPOSURE
003	154580	2840	10/13/04	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	154580	3250	12/29/04	\$165,664	QUIT CLAIM DEED
003	154580	4030	2/14/05	\$88,417	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGHBOR
003	154580	4080	11/18/05	\$114,900	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGHBOR
003	154580	4160	10/27/05	\$79,924	QUIT CLAIM DEED; DOR RATIO
003	154580	4200	9/1/05	\$224,600	NO MARKET EXPOSURE
003	154580	4220	2/23/04	\$1,000	EASEMENT OR RIGHT-OF-WAY; DOR RATIO
003	154580	4220	2/23/04	\$1,000	EASEMENT OR RIGHT-OF-WAY; DOR RATIO
003	154580	4220	12/3/03	\$190,000	FORCED SALE

***Improved Sales Removed from this Annual Update Analysis***

**Area 56**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	154580	4280	7/29/04	\$144,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	154580	4350	7/9/04	\$65,000	DOR RATIO
003	154580	4410	1/10/05	\$140,000	SHERIFF TAX SALE
003	154580	4520	4/19/04	\$197,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	154580	4600	5/14/04	\$87,926	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	154580	4860	2/24/05	\$221,465	BANKRUPTCY - RECEIVER OR TRUSTEE
003	154580	4920	12/19/03	\$177,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	154580	5100	3/18/05	\$217,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	154580	5190	5/21/03	\$198,500	FORCED SALE
003	154580	5760	8/20/03	\$176,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	154580	5770	9/24/03	\$49,000	NON-REPRESENTATIVE SALE; DOR RATIO
003	154580	6205	9/23/03	\$70,000	DOR RATIO
003	154580	6260	10/9/03	\$199,450	FORCED SALE
003	154580	6280	9/13/05	\$252,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; ET.AL.
003	154580	6610	3/1/04	\$198,500	RELOCATION - SALE TO SERVICE
003	154580	7050	12/2/03	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	154580	7150	1/20/03	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	154580	7220	10/15/03	\$185,000	FORCED SALE
003	154580	7220	5/2/03	\$211,437	FORCED SALE; EXEMPT FROM EXCISE TAX
003	154580	7270	8/1/03	\$187,500	FORCED SALE
003	154580	7300	4/10/03	\$212,000	RELATED PARTY, FRIEND, OR NEIGHBOR, ET.AL.
003	154580	7480	10/19/04	\$227,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	154580	7810	6/15/04	\$145,725	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	154580	7890	8/19/04	\$216,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	154580	8620	5/5/03	\$199,800	RELATED PARTY, FRIEND, OR NEIGHBOR
003	154580	8900	12/7/05	\$340,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
003	154580	8935	3/11/03	\$218,000	NON-REPRESENTATIVE SALE
003	154580	8960	4/14/03	\$44,719	QUIT CLAIM DEED; STATEMENT TO DOR; DOR RATIO
003	178620	0030	10/25/04	\$158,475	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	179620	0020	10/27/05	\$104,000	QUIT CLAIM DEED; STATEMENT TO DOR; DOR RATIO
003	179635	0170	8/25/04	\$187,500	NON-REPRESENTATIVE SALE
003	179635	0380	4/27/04	\$185,500	ESTATE ADMIN., GUARDIAN, OR EXECUTOR; ET.AL.
003	179635	0590	9/26/03	\$156,000	NON-REPRESENTATIVE SALE
003	179635	0740	9/19/03	\$136,551	BANKRUPTCY - RECEIVER OR TRUSTEE
003	179636	0520	4/27/05	\$213,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	179636	0520	3/21/05	\$191,000	EXEMPT FROM EXCISE TAX
003	179636	0570	11/16/04	\$184,450	NO MARKET EXPOSURE
003	179636	0580	8/5/04	\$66,583	NON-REPRESENTATIVE SALE; DOR RATIO
003	179636	1070	10/30/03	\$147,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; ET.AL.
003	179637	0040	5/28/03	\$220,000	RELOCATION - SALE TO SERVICE
003	179637	0260	12/20/05	\$272,000	RELOCATION - SALE TO SERVICE
003	179637	0410	4/24/03	\$88,000	QUIT CLAIM DEED; DOR RATIO
003	179637	0700	7/15/05	\$269,950	QUESTIONABLE SALE
003	179637	0760	12/10/03	\$203,000	NON-REPRESENTATIVE SALE
003	179637	0820	6/22/05	\$267,500	RELOCATION - SALE TO SERVICE
003	179637	1020	8/13/03	\$214,000	NON-REPRESENTATIVE SALE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	179638	0680	4/20/04	\$74,000	QUIT CLAIM DEED; AND OTHER WARNINGS
003	179638	1130	5/26/04	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	179639	0180	7/1/04	\$229,999	NON-REPRESENTATIVE SALE
003	179642	0040	5/23/03	\$109,564	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	179642	0080	9/16/05	\$1,000	GOVERNMENT AGENCY; \$1,000 SALE OR LESS
003	179670	0150	7/15/04	\$292,000	NO MARKET EXPOSURE
003	202206	9144	1/7/03	\$208,800	FORCED SALE
003	202206	9153	1/12/04	\$219,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	221590	0010	9/3/03	\$209,591	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
003	221590	0030	8/19/04	\$171,341	NON-REPRESENTATIVE SALE
003	221590	0320	6/9/03	\$196,450	NON-REPRESENTATIVE SALE
003	221590	0480	8/9/04	\$272,380	NON-REPRESENTATIVE SALE
003	221590	0580	6/21/05	\$305,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
003	221590	0600	7/21/03	\$159,417	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
003	221590	0930	5/12/03	\$221,500	NON-REPRESENTATIVE SALE
003	221590	1040	6/12/03	\$161,461	NON-REPRESENTATIVE SALE
003	221590	1270	11/11/04	\$12,000	QUIT CLAIM DEED; DOR RATIO
003	221590	1270	9/25/04	\$12,000	QUIT CLAIM DEED; DOR RATIO
003	221590	1270	11/11/04	\$223,000	QUIT CLAIM DEED; CORRECTION DEED; ET.AL.
003	221590	1350	5/9/05	\$266,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	221590	1760	3/4/04	\$176,736	NON-REPRESENTATIVE SALE
003	221590	2040	4/25/03	\$55,000	QUIT CLAIM DEED; DOR RATIO
003	222206	9052	12/29/03	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	239571	0040	12/16/05	\$361,950	% COMPLETE
003	239571	0090	10/19/05	\$381,950	% COMPLETE
003	252205	9030	8/23/05	\$1,200,000	BUILDER/DEVELOPER SALE
003	252530	0070	6/14/05	\$76,922	QUIT CLAIM DEED; STATEMENT TO DOR; DOR RATIO
003	252530	0260	1/21/05	\$163,515	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	252530	0320	7/11/03	\$123,290	BANKRUPTCY - RECEIVER OR TRUSTEE
003	252530	0350	8/26/03	\$68,051	QUIT CLAIM DEED; AND OTHER WARNINGS
003	252530	0420	5/14/03	\$153,000	LACK OF REPRESENTATION - ONLY FAIR CONDITION SALE
003	252531	0280	12/16/04	\$103,614	QUIT CLAIM DEED
003	252531	0290	4/22/04	\$140,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	252531	0460	9/28/04	\$46,700	QUIT CLAIM DEED; DOR RATIO
003	252531	0680	7/29/04	\$177,000	BANKRUPTCY - RECEIVER OR TRUSTEE; ET.AL.
003	272206	9073	4/23/04	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	272206	9090	6/4/04	\$49,435	RELATED PARTY, FRIEND, OR NEIGHBOR DOR RATIO
003	282206	9036	10/11/04	\$152,000	RELATED PARTY, FRIEND, OR NEIGHBOR PREV. IMP <=25K
003	282206	9059	8/12/04	\$85,000	DOR RATIO
003	282206	9081	4/6/05	\$58,248	QUIT CLAIM DEED; AND OTHER WARNINGS
003	291661	0260	8/18/04	\$171,000	NON-REPRESENTATIVE SALE
003	291662	0240	10/20/05	\$282,500	CURRENT CHAR. DO NOT REFLECT SALE CHARACTERISTICS
003	292206	9064	9/3/04	\$435,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	292206	9138	12/6/05	\$693,000	DIAGNOSTIC OUTLIER
003	302206	9009	9/27/04	\$215,000	NO MARKET EXPOSURE
003	302206	9009	9/15/04	\$106,513	NO MARKET EXPOSURE; DOR RATIO

***Improved Sales Removed from this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	302206	9036	10/11/05	\$3,000,000	DOR RATIO
003	312206	9030	11/16/04	\$231,500	IMP COUNT
003	312206	9037	8/15/03	\$252,500	RELATED PARTY, FRIEND, OR NEIGHBOR
003	322206	9001	12/13/05	\$1,400,000	BUILDER/DEVELOPER SALE
003	322206	9076	1/13/03	\$160,000	NON-REPRESENTATIVE SALE
003	330395	0010	10/10/05	\$360,000	RELOCATION - SALE TO SERVICE
003	330395	0060	6/2/03	\$242,000	NON-REPRESENTATIVE SALE
003	330395	0100	3/5/04	\$255,000	NON-REPRESENTATIVE SALE
003	330395	0170	6/1/04	\$444,300	NON-REPRESENTATIVE SALE
003	330395	0800	11/20/05	\$449,950	RELOCATION - SALE TO SERVICE
003	330395	0830	2/10/05	\$355,000	RELOCATION - SALE TO SERVICE
003	332206	9035	9/23/05	\$550,000	BUILDER/DEVELOPER SALE
003	332206	9052	9/23/05	\$1,000,000	BUILDER/DEVELOPER SALE
003	332206	9053	9/23/05	\$850,000	BUILDER/DEVELOPER SALE
003	332206	9101	3/6/03	\$326,500	BUILDER OR DEVELOPER SALES; DOR RATIO
003	337000	0025	9/21/04	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	337000	0142	3/10/03	\$378,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ET.AL.
003	378040	0120	1/12/04	\$260,000	NON-REPRESENTATIVE SALE
003	378310	0070	12/31/05	\$56,600	GOVERNMENT AGENCY, DOR RATIO
003	378310	0090	10/25/05	\$19,450	GOVT AGENCY; EXEMPT FROM EXCISE TAX; DOR RATIO
003	378310	0180	1/29/04	\$87,000	DOR RATIO
003	379350	0030	4/8/03	\$217,371	NON-REPRESENTATIVE SALE
003	379350	0880	6/16/04	\$289,990	RELOCATION - SALE TO SERVICE
003	379350	0900	10/3/03	\$209,640	NON-REPRESENTATIVE SALE
003	379350	1100	2/25/03	\$367,706	NON-REPRESENTATIVE SALE
003	379350	1380	8/21/03	\$215,755	NON-REPRESENTATIVE SALE
003	401705	0190	7/30/03	\$400,000	RELOCATION - SALE TO SERVICE
003	401705	0350	7/30/03	\$483,000	LACK OF REPRESENTATION
003	401705	0620	7/29/04	\$485,000	LACK OF REPRESENTATION
003	401705	0860	3/7/05	\$434,141	CURRENT CHAR. DO NOT REFLECT SALE CHARACTERISTICS
003	401705	0860	8/7/03	\$327,000	IMP CHARACTERISTICS CHANGED SINCE SALE
003	401705	0860	7/28/03	\$327,000	RELOCATION - SALE TO SERVICE
003	401705	1010	2/10/03	\$349,000	RELOCATION - SALE TO SERVICE
003	412380	0350	8/28/03	\$179,950	NON-REPRESENTATIVE SALE
003	412380	0370	6/14/03	\$251,300	RELOCATION - SALE TO SERVICE
003	412381	0020	4/21/03	\$224,880	FORCED SALE
003	412382	0390	5/24/04	\$130,000	NON-REPRESENTATIVE SALE; DOR RATIO
003	412382	0470	5/14/03	\$249,000	NON-REPRESENTATIVE SALE
003	412383	0020	4/18/05	\$309,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	412383	0230	12/15/04	\$300,000	RELOCATION - SALE TO SERVICE
003	412383	0280	8/6/04	\$374,950	NON-REPRESENTATIVE SALE
003	412383	0440	8/23/04	\$278,193	BANKRUPTCY - RECEIVER OR TRUSTEE
003	412384	0260	12/22/04	\$270,000	RELOCATION - SALE TO SERVICE
003	412400	0020	3/30/05	\$98,500	QUIT CLAIM DEED; AND OTHER WARNINGS
003	412400	0290	4/11/03	\$249,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	412400	0470	5/26/05	\$282,290	NO MARKET EXPOSURE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	412460	0079	10/11/04	\$446,000	IMP COUNT
003	412700	0050	8/12/03	\$251,000	OBSOLESCENCE; IMP. CHARAC. CHANGED SINCE SALE
003	412700	0065	4/10/03	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	412700	0269	3/8/03	\$277,500	NON-REPRESENTATIVE SALE
003	412700	0282	5/21/03	\$344,000	RELOCATION - SALE TO SERVICE
003	412700	0400	4/17/03	\$195,000	MULTI-PARCEL SALE; DOR RATIO
003	412700	0405	1/5/05	\$610,000	NO MARKET EXPOSURE
003	412700	0645	9/2/03	\$115,000	DOR RATIO
003	412700	0785	9/27/04	\$230,000	OBSOLESCENCE; IMP. CHARAC. CHANGED SINCE SALE
003	417850	0070	6/21/05	\$269,000	RELOCATION - SALE TO SERVICE
003	417850	0270	6/10/03	\$222,000	RELOCATION - SALE TO SERVICE
003	417850	0370	8/22/03	\$216,000	RELOCATION - SALE TO SERVICE
003	431170	0080	5/21/05	\$51,735	RELATED PARTY, FRIEND, OR NEIGHBOR DOR RATIO
003	431170	0240	6/24/03	\$125,000	NON-REPRESENTATIVE SALE
003	508850	0060	4/9/03	\$299,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	508850	0210	4/28/03	\$245,000	FORCED SALE
003	511326	0540	3/24/03	\$91,343	PARTIAL INTEREST (103, 102, ETC.); ET.AL.
003	511326	0540	5/26/05	\$104,643	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	511615	0140	9/23/04	\$246,500	NO MARKET EXPOSURE
003	541650	0030	11/4/05	\$262,950	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0040	10/26/05	\$302,550	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0060	11/1/05	\$263,450	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0070	11/14/05	\$267,950	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0080	11/14/05	\$264,950	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0090	10/27/05	\$257,950	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0110	10/25/05	\$285,950	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0120	11/2/05	\$262,012	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0140	8/15/05	\$275,085	% COMPLETE
003	541650	0150	9/7/05	\$263,615	% COMPLETE
003	541650	0160	8/18/05	\$293,430	% COMPLETE
003	541650	0170	9/1/05	\$267,950	% COMPLETE
003	541650	0190	9/20/05	\$271,550	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0200	10/6/05	\$267,950	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0210	10/27/05	\$274,000	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0220	9/21/05	\$289,750	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0230	10/3/05	\$259,950	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0240	10/13/05	\$257,950	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0260	10/25/05	\$299,495	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0270	10/20/05	\$286,242	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0280	10/21/05	\$257,950	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0300	10/21/05	\$272,950	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0310	10/27/05	\$264,950	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0320	10/25/05	\$305,950	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0330	10/24/05	\$257,950	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0350	11/17/05	\$272,950	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0360	12/9/05	\$301,035	PREVIOUS IMPROVEMENT <=\$25K

***Improved Sales Removed from this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	541650	0370	11/14/05	\$267,950	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0380	11/1/05	\$277,150	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0390	11/14/05	\$267,950	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0400	11/23/05	\$267,950	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0410	11/22/05	\$274,950	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0430	12/19/05	\$290,950	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0440	12/20/05	\$314,950	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0450	12/12/05	\$296,118	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0470	12/7/05	\$285,950	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0480	11/22/05	\$315,875	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0490	12/12/05	\$323,650	PREVIOUS IMPROVEMENT <= \$25K
003	541650	0500	12/6/05	\$299,520	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0510	11/8/05	\$272,950	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0520	12/2/05	\$297,790	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0550	11/17/05	\$298,150	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0570	12/20/05	\$299,742	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0580	11/16/05	\$290,950	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0590	11/17/05	\$300,950	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0600	12/6/05	\$289,950	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0610	12/1/05	\$277,950	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0620	12/5/05	\$315,350	PREVIOUS IMPROVEMENT <=\$25K
003	541650	0630	11/17/05	\$402,500	PREVIOUS IMPROVEMENT <= \$25K
003	541650	0730	12/2/05	\$355,000	PREVIOUS IMPROVEMENT <= \$25K
003	541650	0790	11/9/05	\$364,950	PREVIOUS IMPROVEMENT <= \$25K
003	541650	0840	12/12/05	\$359,950	PREVIOUS IMPROVEMENT <= \$25K
003	541650	1000	10/31/05	\$400,500	% COMPLETE
003	541650	1010	10/6/05	\$402,500	% COMPLETE
003	541650	1080	11/21/05	\$379,950	% COMPLETE
003	541650	1090	10/14/05	\$374,950	% COMPLETE
003	541650	1110	9/28/05	\$364,950	% COMPLETE
003	541650	1120	9/16/05	\$359,950	% COMPLETE
003	541650	1130	9/9/05	\$364,950	% COMPLETE
003	541650	1140	9/12/05	\$362,500	% COMPLETE
003	549146	0210	4/30/04	\$244,754	FORCED SALE; EXEMPT FROM EXCISE TAX
003	680700	0006	1/16/03	\$53,337	QUIT CLAIM DEED; DOR RATIO
003	680700	0055	5/15/03	\$3,917	GOVERNMENT AGENCY; % COMPLETE, ET.AL.
003	680700	0055	1/29/04	\$130,000	SEGREGATION AND/OR MERGER; % COMPLETE
003	680700	0078	9/25/03	\$191,980	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	680700	0111	8/31/04	\$216,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	680700	0250	1/16/03	\$87,000	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGHBOR
003	729660	0120	10/6/03	\$75,000	DOR RATIO
003	776040	0590	8/10/05	\$102,576	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	808165	0120	12/6/05	\$345,360	RELOCATION - SALE TO SERVICE
003	856200	0010	1/19/05	\$223,500	RELATED PARTY, FRIEND, OR NEIGHBOR
003	857840	0035	8/19/04	\$167,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	864780	0030	3/30/05	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR

***Improved Sales Removed from this Annual Update Analysis***

**Area 56**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	864780	0120	8/13/03	\$217,500	RELOCATION - SALE TO SERVICE
003	864810	0080	6/10/03	\$185,000	QUIT CLAIM DEED; NON-REPRESENTATIVE SALE
003	864820	0030	3/24/03	\$164,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; ET.AL.
003	864820	0060	3/18/03	\$188,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	864821	0400	12/8/04	\$187,021	GOVERNMENT AGENCY
003	864821	0650	10/6/05	\$274,000	QUESTIONABLE SALE
003	864822	0120	10/20/04	\$235,000	NO MARKET EXPOSURE
003	865011	0050	6/16/03	\$173,600	NON-REPRESENTATIVE SALE
003	865140	0210	11/21/03	\$20,000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR; ET.AL.
003	865140	0210	3/15/04	\$132,000	NON-REPRESENTATIVE SALE
003	865140	0220	6/10/03	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	865140	0250	8/18/03	\$121,751	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; ET.AL.
003	865140	0670	5/17/05	\$132,050	BANKRUPTCY - RECEIVER OR TRUSTEE
003	865140	0840	6/13/03	\$135,363	NON-REPRESENTATIVE SALE
003	865140	0850	2/20/03	\$141,000	NON-REPRESENTATIVE SALE
003	865140	0880	2/6/03	\$101,734	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; ET.AL.
003	865140	1010	10/15/03	\$130,000	NON-REPRESENTATIVE SALE
003	865140	1270	5/24/04	\$96,000	NON-REPRESENTATIVE SALE
003	865140	1350	9/25/03	\$142,000	NON-REPRESENTATIVE SALE
003	865140	1360	12/29/05	\$70,597	QUIT CLAIM DEED; AND OTHER WARNINGS
003	865140	1410	7/21/04	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	865140	1500	2/19/03	\$142,500	NON-REPRESENTATIVE SALE
003	865140	1780	8/11/05	\$2,000	DOR RATIO
003	865140	1860	11/10/04	\$157,000	NON-REPRESENTATIVE SALE
003	865140	1890	6/27/03	\$129,500	NON-REPRESENTATIVE SALE
003	865140	1910	9/29/03	\$116,000	NON-REPRESENTATIVE SALE
003	865140	1920	2/6/04	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	865140	1970	12/14/04	\$150,000	NO MARKET EXPOSURE
003	865140	1980	3/18/05	\$69,784	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGHBOR
003	865140	1990	6/18/03	\$1,100	PARTIAL INTEREST (103, 102, ETC.); NON-REP SALE; ET.AL.
003	865140	2050	6/15/04	\$146,500	NON-REPRESENTATIVE SALE
003	865140	2130	12/4/03	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ET.AL.
003	865140	2140	7/17/03	\$155,950	NON-REPRESENTATIVE SALE
003	865140	2150	12/21/04	\$125,000	NON-REPRESENTATIVE SALE
003	865140	2230	5/15/03	\$116,900	NON-REPRESENTATIVE SALE
003	865140	2440	4/2/03	\$143,000	NON-REP. SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
003	865140	2570	1/22/04	\$146,000	BANKRUPTCY; NON-REPRESENTATIVE SALE
003	865140	2570	7/7/03	\$38,650	EXEMPT FROM EXCISE TAX; DOR RATIO
003	865140	2780	1/10/05	\$74,736	QUIT CLAIM DEED; DOR RATIO
003	865140	2850	1/13/04	\$141,500	NON-REPRESENTATIVE SALE
003	865141	0090	6/17/04	\$151,500	RELOCATION - SALE TO SERVICE
003	865141	0120	8/20/03	\$60,000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR; ET.AL.
003	865141	0130	12/30/05	\$212,900	CURRENT CHAR. DO NOT REFLECT SALE CHARACTERISTICS
003	865141	0130	4/26/04	\$153,449	CURRENT CHAR. DO NOT REFLECT SALE CHARACTERISTICS
003	865141	0360	7/12/04	\$149,200	NON-REPRESENTATIVE SALE
003	865141	0440	5/1/03	\$125,000	NON-REPRESENTATIVE SALE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	865141	0900	6/18/04	\$163,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	865141	0900	5/4/04	\$150,491	EXEMPT FROM EXCISE TAX
003	865141	1140	6/27/03	\$129,500	NON-REPRESENTATIVE SALE
003	865141	1310	6/15/04	\$125,647	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
003	865141	1530	11/29/05	\$157,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	865141	1540	3/7/03	\$145,750	BANKRUPTCY; NON-REPRESENTATIVE SALE
003	865143	0150	10/1/03	\$120,000	NON-REPRESENTATIVE SALE
003	865143	0230	2/18/03	\$132,500	NON-REPRESENTATIVE SALE
003	865143	0370	11/3/03	\$142,500	NON-REPRESENTATIVE SALE
003	865143	0380	11/29/04	\$145,000	NON-REPRESENTATIVE SALE
003	865143	0430	7/10/03	\$147,500	NON-REPRESENTATIVE SALE
003	865143	0540	4/27/04	\$177,195	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	865143	0540	7/28/04	\$140,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	865143	0540	11/9/04	\$172,000	NON-REPRESENTATIVE SALE
003	865143	0580	6/24/03	\$125,500	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
003	865143	0590	9/20/05	\$185,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	865143	0590	5/27/05	\$155,931	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	865143	0650	1/3/03	\$133,000	NON-REPRESENTATIVE SALE
003	865143	0690	5/23/03	\$138,100	NON-REPRESENTATIVE SALE
003	865143	0810	12/28/05	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	865143	0820	2/1/03	\$139,000	NON-REPRESENTATIVE SALE
003	865143	0880	2/2/04	\$135,950	NON-REPRESENTATIVE SALE
003	865143	1050	10/19/05	\$185,300	CURRENT CHAR. DO NOT REFLECT SALE CHARACTERISTICS
003	865143	1050	1/29/05	\$157,500	CURRENT CHAR. DO NOT REFLECT SALE CHARACTERISTICS
003	865143	1090	11/28/05	\$219,000	CURRENT CHAR. DO NOT REFLECT SALE CHARACTERISTICS
003	865143	1090	5/16/05	\$141,750	IMP CHARACTERISTICS CHANGED SINCE SALE
003	865143	1130	3/25/03	\$137,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	865144	0180	4/23/03	\$181,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	865144	0230	9/17/05	\$45,914	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	865144	0610	7/30/04	\$168,100	FORCED SALE
003	865144	0640	1/3/03	\$177,000	RELOCATION - SALE TO SERVICE
003	865144	0910	6/16/03	\$73,771	PARTIAL INTEREST (103, 102, ETC.) DOR RATIO
003	865144	1290	11/15/05	\$262,950	CURRENT CHAR. DO NOT REFLECT SALE CHARACTERISTICS
003	865144	1290	10/9/03	\$185,000	CURRENT CHAR. DO NOT REFLECT SALE CHARACTERISTICS
003	865144	1590	9/23/04	\$158,000	NON-REPRESENTATIVE SALE
003	865144	1660	6/4/03	\$39,194	NON-REP SALE; REL. PARTY, FRIEND, OR NEIGHBOR; ET.AL.
003	865144	1760	2/14/05	\$100,000	NON-REPRESENTATIVE SALE
003	865144	1770	5/6/04	\$152,000	BANKRUPTCY; NON-REPRESENTATIVE SALE
003	865144	1790	9/10/04	\$127,981	QUIT CLAIM DEED; AND OTHER WARNINGS
003	865144	2740	11/29/05	\$151,066	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	865144	2870	10/8/03	\$178,000	NON-REPRESENTATIVE SALE
003	865144	3220	12/10/03	\$140,000	QUIT CLAIM DEED; NON-REPRESENTATIVE SALE
003	865144	3250	4/9/04	\$162,500	NON-REPRESENTATIVE SALE
003	885694	0010	11/16/05	\$307,724	PREVIOUS IMPROVEMENT <=\$25K
003	885694	0030	11/29/05	\$359,950	PREVIOUS IMPROVEMENT <= \$25K
003	885694	0040	10/31/05	\$289,950	PREVIOUS IMPROVEMENT <=\$25K

***Improved Sales Removed from this Annual Update Analysis***  
**Area 56**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	885694	0050	12/12/05	\$352,650	PREVIOUS IMPROVEMENT <= \$25K
003	885694	0070	11/28/05	\$325,537	PREVIOUS IMPROVEMENT <= \$25K
003	885694	0100	12/21/05	\$299,950	PREVIOUS IMPROVEMENT <= \$25K
003	885694	0230	12/13/05	\$324,950	PREVIOUS IMPROVEMENT <= \$25K
003	940645	0010	8/15/05	\$134,000	QUIT CLAIM DEED; DOR RATIO
003	940651	0130	10/1/03	\$430,000	FORCED SALE
003	940651	0130	3/16/04	\$475,000	NON-REPRESENTATIVE SALE
003	940652	0160	6/2/04	\$282,000	NON-REPRESENTATIVE SALE
003	940652	0230	6/25/04	\$283,500	NON-REPRESENTATIVE SALE
003	940652	0280	1/13/04	\$213,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	940652	0280	7/28/03	\$212,173	FORCED SALE
003	940652	0520	4/23/04	\$262,000	RELOCATION - SALE TO SERVICE
003	940652	0690	3/4/03	\$236,000	RELOCATION - SALE TO SERVICE
003	940653	0010	7/21/05	\$313,024	% COMPLETE
003	940653	0020	7/11/05	\$294,639	% COMPLETE
003	940653	0140	9/13/05	\$303,570	PREVIOUS IMPROVEMENT <=\$25K
003	940653	0190	8/10/05	\$306,428	% COMPLETE
003	940653	0230	7/18/05	\$327,664	% COMPLETE
003	940653	0250	9/13/05	\$371,640	PREVIOUS IMPROVEMENT <= \$25K
003	940653	0270	7/18/05	\$397,615	% COMPLETE
003	940656	0180	5/6/04	\$77,396	QUIT CLAIM DEED; AND OTHER WARNINGS
003	940656	0180	6/9/03	\$110,000	RELATED PARTY, FRIEND, OR NEIGHBOR, ET.AL.
003	940657	0190	1/5/05	\$317,500	RELOCATION - SALE TO SERVICE
003	940657	0230	4/22/03	\$369,130	NON-REPRESENTATIVE SALE
003	940657	0340	6/25/04	\$312,000	RELOCATION - SALE TO SERVICE
003	940658	0130	7/21/03	\$130,160	QUIT CLAIM DEED
003	940670	0120	11/3/05	\$386,500	% COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
003	940760	0280	10/28/03	\$210,000	RELOCATION - SALE TO SERVICE

***Vacant Sales Used in this Annual Update Analysis***  
**Area 56**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Waterfront</b>
003	025200	0160	3/4/05	\$62,000	18216	N	N
003	154580	4750	7/25/05	\$87,500	7198	N	N
003	154580	5950	11/22/03	\$20,000	21600	N	N
003	212206	9133	7/5/05	\$75,000	104650	N	N
003	228670	0030	9/14/05	\$88,500	16577	N	N
003	228670	0040	9/16/05	\$82,000	10030	N	N
003	228670	0050	9/16/05	\$80,000	11923	N	N
003	337000	0082	12/9/05	\$71,000	25194	N	N
003	412700	0710	4/5/05	\$125,000	7160	Y	Y
003	680700	0060	8/16/05	\$92,500	14936	N	N
003	680700	0145	4/27/05	\$155,000	9587	Y	Y
003	680700	0215	8/1/05	\$235,500	11712	Y	Y
003	729660	0045	6/5/03	\$157,000	11460	Y	Y
003	776040	1070	5/20/05	\$2,150,000	594594	N	N

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	154580	1390	1/22/03	\$56,000	CURRENT CHARACTERISTICS DO NOT REFLECT SALE CHAR.
003	154580	1460	9/16/04	\$4,450	SHERIFF / TAX SALE; QUIT CLAIM DEED; ET.AL.
003	154580	3330	1/12/04	\$60,000	CURRENT CHARACTERISTICS DO NOT REFLECT SALE CHAR.
003	179620	0630	3/26/04	\$135,000	GOVERNMENT AGENCY
003	212206	9186	9/1/04	\$178,000	GOVERNMENT AGENCY
003	222206	9065	12/15/03	\$575,000	TEAR DOWN; MOBILE HOME
003	228670	0050	3/8/04	\$25,000	NO MARKET EXPOSURE
003	292206	9001	4/1/05	\$4,200,000	CORRECTION DEED; EXEMPT FROM EXCISE TAX; ET.AL.
003	292206	9001	4/1/05	\$1,748,250	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
003	292206	9002	4/1/05	\$3,501,750	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
003	292206	9002	4/1/05	\$1,050,000	CORRECTION DEED; EXEMPT FROM EXCISE TAX; ET.AL.
003	332206	9100	10/28/04	\$200,000	PLOTTAGE
003	332206	9100	7/8/05	\$622,000	BUILDER/DEVELOPER SALE
003	337000	0038	9/11/03	\$25,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
003	362205	9199	3/23/04	\$30,000	GOVERNMENT AGENCY; QUIT CLAIM DEED
003	362205	9199	2/7/03	\$24,000	QUIT CLAIM DEED
003	378040	0020	12/23/03	\$307,800	IMP. CHAR. CHANGED SINCE SALE; NON-REP. SALE
003	378040	0030	12/16/03	\$342,800	IMP. CHAR. CHANGED SINCE SALE; NON-REP. SALE
003	378040	0040	12/16/03	\$320,000	IMP. CHAR. CHANGED SINCE SALE; NON-REP. SALE
003	378040	0100	12/18/03	\$300,000	IMP. CHAR. CHANGED SINCE SALE; NON-REP. SALE
003	412700	0165	11/11/05	\$165,000	DEVELOPER SALE
003	412700	0170	11/11/05	\$165,000	DEVELOPER SALE
003	412700	0380	6/28/05	\$265,000	DEVELOPER SALE
003	412700	0635	4/18/03	\$178,900	TEAR DOWN
003	412700	0635	11/3/04	\$230,000	DEVELOPER SALE
003	412700	0765	2/15/05	\$10,000	QUIT CLAIM DEED
003	541650	0010	12/28/05	\$402,500	IMPROVED SALE - IMP NOT YET PICKED UP
003	541650	0050	10/21/05	\$316,650	IMPROVED SALE - IMP NOT YET PICKED UP
003	541650	0100	11/11/05	\$308,950	IMPROVED SALE - IMP NOT YET PICKED UP
003	541650	0130	10/27/05	\$291,100	IMPROVED SALE - IMP NOT YET PICKED UP
003	541650	0180	9/13/05	\$314,450	IMPROVED SALE - IMP NOT YET PICKED UP
003	541650	0250	10/5/05	\$318,850	IMPROVED SALE - IMP NOT YET PICKED UP
003	541650	0290	12/6/05	\$333,450	IMPROVED SALE - IMP NOT YET PICKED UP
003	541650	0340	10/26/05	\$318,850	IMPROVED SALE - IMP NOT YET PICKED UP
003	541650	0420	12/28/05	\$339,950	IMPROVED SALE - IMP NOT YET PICKED UP
003	541650	0420	11/18/05	\$298,950	IMPROVED SALE - IMP NOT YET PICKED UP
003	541650	0460	12/14/05	\$293,634	IMPROVED SALE - IMP NOT YET PICKED UP
003	541650	0530	12/9/05	\$323,952	IMPROVED SALE - IMP NOT YET PICKED UP
003	541650	0710	10/21/05	\$379,150	IMPROVED SALE - IMP NOT YET PICKED UP
003	541650	0830	11/23/05	\$410,450	IMPROVED SALE - IMP NOT YET PICKED UP
003	541651	0320	12/29/05	\$321,078	IMPROVED SALE - IMP NOT YET PICKED UP
003	541651	0330	12/28/05	\$358,242	IMPROVED SALE - IMP NOT YET PICKED UP
003	541651	0570	12/23/05	\$344,662	IMPROVED SALE - IMP NOT YET PICKED UP
003	729660	0125	2/17/04	\$76,000	CURRENT CHARACTERISTICS DO NOT REFLECT SALE CHAR.
003	865140	1620	6/8/04	\$61,500	CURRENT CHARACTERISTICS DO NOT REFLECT SALE CHAR.
003	885694	0020	11/10/05	\$369,950	IMPROVED SALE - IMP NOT YET PICKED UP
003	885694	0060	11/8/05	\$390,595	IMPROVED SALE - IMP NOT YET PICKED UP

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	885694	0080	12/19/05	\$345,450	IMPROVED SALE - IMP NOT YET PICKED UP
003	940670	0130	12/7/05	\$389,900	IMPROVED SALE - IMP NOT YET PICKED UP